



**SOUTH DAKOTA HISTORIC SITES INVENTORY**

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

Address/Location 1103 12<sup>TH</sup> 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	284
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** Josie Weaton House

**Site Number**  
PN- RC -RC -WB-00284  
CTY TWP CIT NBH NUM

**Address/Location** 1103 12th 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 30  
LOT 1-4  
ADD Boulevard

**Historic Context(s)** IV. Permanent Rural & Urban Pioneer Settlement: D. Urban Development: 2. Residences

**Owner's Name** Ernest Kouba

**Surveyors**  
M. Hufstetler/RTI

**Owner's Address** 1103 12th Street  
Rapid City, SD 57701

**Owner's Phone #** (605) 342-0921

**Date** 07/17/1991

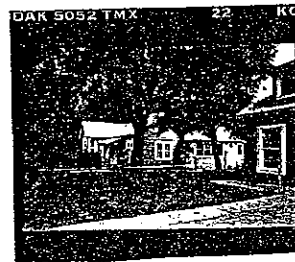
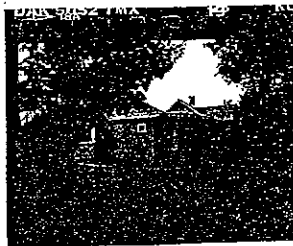
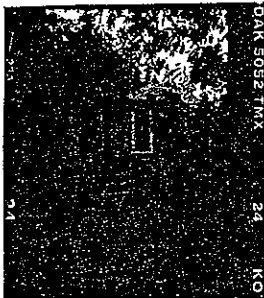
**Date(s) of Construction** Circa 1892

**NR Eligible** Y

**Future NR** Y

**Photographer** M. Hufstetler  
**Roll #** 22 **Frame #'s** 22, 24-25  
(Attach Photographs Below)

**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)

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

**HISTORY AND CONTEXT**

Page  
Site No. PN-RC -RC-WB-00284

**Dates:**

Founding of Institution or Settlement 1876  
Town and Addition Platted 1877 1885 Initial Construction of Structure 18

**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 Mrs. Josie P. Weaton (R.L. Polk:  
1918-1928, lists Josie as widow of  
Albert H.)

**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 and development of the West Boulevard neighborhood in Rapid City from 1878 to 1941. Built circa 1892, the house corresponds to the pioneering phase of urban development in Rapid City (1876-1893), a period in which the West Boulevard area was established as one of the most favored locations for new house construction by city's most prominent citizens, as well as some of its middle and working class members. 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:**

Tax records for the house provide a year-built date of 1892. Although this date can not be confirmed, it is an appropriate estimation for the original cross-gable unit. The builder and/or original house owner are unknown.

**Bibliography:**

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1892

Sanborn-Ferris Maps (Dates)  
1923 (earliest edition for area), 1930

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)  
R.L. Polks: 1918-19, 1928

Other Sources

ARCHITECTURAL EVALUATION/PRINCIPAL STRUCTURE

Page

General Information:

Building #

Site No. PN-RC -RC-WB-00284 Date of Construction c.1892 Photos 22

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

Additions & Alterations (Types & Dates)

Original house is a cross-gable unit; it has several, historic-age gabled-additions or wings on the west and south

Evaluation of Specific Elements:

Foundation: Materials Ashlar	Condition G
Walls: Cladding Clapboard	Condition G
Windows: General/ Type	Glazing Pattern Condition Location
Unique	
G Double-hung, wood-sash	1/1 G
U Fixed w/side lights	Multi-pane G East

Doors: Type	Glazing Pattern	Condition	Location
Wood paneled	None	G	East

Roof: Form Multiple gables	Materials Asphalt shingles	Condition G
Dormer: Type	Condition	

Chimneys/Ventilators: Materials Brick chimney w/ corbeled cap	Condition
Location(s) Interior: ridge	

Porches: Materials	Condition	Height (Stories)	Roof Configuration	Location
Open: wooden hood, concrete stoop	G	1	Gable	East
Open: wood-frame, concrete pad	G	1	Gable	West

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

Significant Exterior Details:

---

Significant Interior Details:

Interior not accessed



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

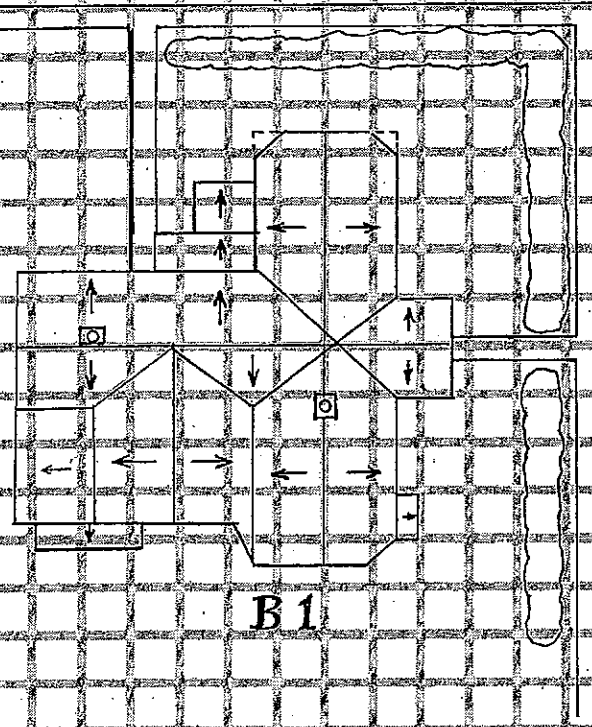


Indicate North

FULTON ST.

12TH ST.

B1



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, Ect.)

---



---



---



---



---