

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic Name _____

Address/Location 821 ST. JAMES

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 418
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 _____

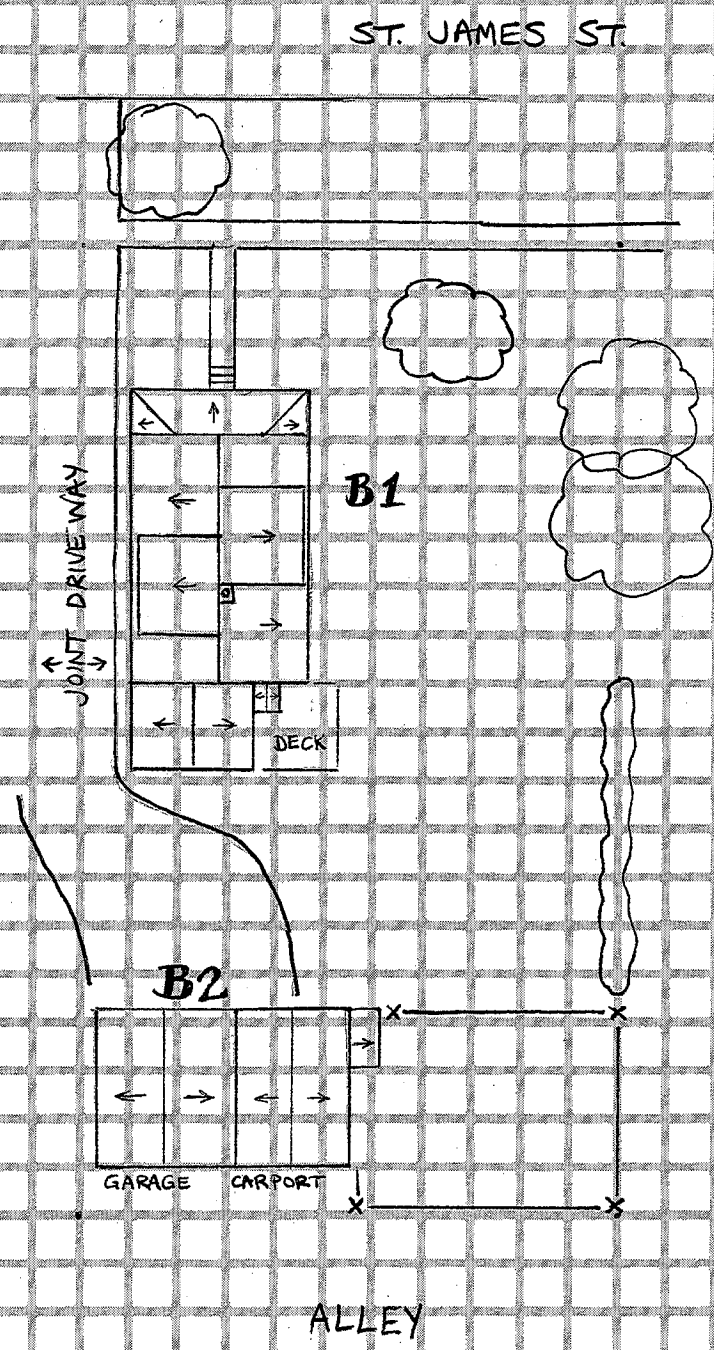
Significance

HIST ARCH ARCE
 NATL STAT LOCL

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



Indicate North



SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic Name Theodore & Carolina Johanson House

Address/Location 821 St. James Street

Common Name

Historic Function House

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

Owner's Name Brian & Marcia Hultman

Owner's Address 821 St. James Street
Rapid City, SD 57701

Owner's Phone # (605) 341-1327

Date(s) of Construction circa 1925

Photographer M. McCormick
Roll # 11/12 **Frame #'s** 20/2A & 3A
(Attach Photographs Below)

Site Number
PN -RC -RC -WB -00418
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 2
LOT 8-10
ADD West Boulevard

Surveyors
M. McCormick/RTI

Date 07/04/1992

NR Eligible Y

Future NR Y

Significance HIST, ARCH
LOCL



Dates:

Founding of Institution or Settlement 1876

Town and Addition Plated 1877 1886 Initial Construction of Structure 1925

Original Owners:

Name (Include Spouse if Known) Theodore & Carolina Johanson

Place of Origin

Date Arrived in S.D. 0000 In USA 0000

Occupation(s) Janitor at Washington School

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 Theodore & Caroline Johanson 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 in 1925, 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 house helps to illustrate the varied economic status of the neighborhood's inhabitants during this era and serves as a representative example of residential architecture common at the time.

General Information:

Building # 1

Site No. PN-RC -RC-WB-00418 Date of Construction c.1925 Photos 2A & 20

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

Additions & Alterations (Types & Dates)

After 1930 but historic alterations: front porch enclosed, gabled-wing added on rear (south), and east-side entry porch or vestibule removed.
 Modern alterations: wood deck and casement windows on rear

Evaluation of Specific Elements:

Foundation: Materials Brick Condition E

Walls: Cladding Clapboard siding Condition E

Windows: General/ Unique	Type	Glazing Pattern	Condition	Location
G	Double-hung, wood-sash	4v/1 & 1/1	E	
U	Double-hung, wood-sash	3v/3v	E	S. wing
U	Fixed, wood-sash	7v	E	East
U	Modern casement	1x1	E	South

Doors: Type	Glazing Pattern	Condition	Location
Not visible			South
Wood-paneled	1/2 light; 4v	E	North
Wood-paneled	1/3 light; 3v	E	S. wing

Roof: Form Front gable Materials Asphalt shingles Condition E

Dormer: Type Wall: shed-roofed Condition E
Location(s) East & west slopesChimneys/Ventilators: Materials Brick chimney Condition E
Location(s) Interior: east slope

Porches: Materials	Condition	Height (Stories)	Roof Configuration	Location
Enclosed: clapboard & windows	E	1	Hip	North
Open: wood deck and hood	E	1	Gable	South

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

Significant Exterior Details:

Roof: main roof has boxed eaves; dormer roofs have open eaves with exposed rafter tips and brackets at sides

Significant Interior Details:

Not accessed

Blgd#	Date	C/NC	Function	Photo#	Construction Method	Height
2	c.1925	C	Garage	3A	Wood-frame	1

Individual Element Cond.

Overall Condition	E	Foundation: Materials-	Concrete			E
		Walls: Cladding-	Drop siding			E
Windows: Type & Glazing Pattern-		Doors: Type & Glazing Pattern-	2 overhead			P
		Roof: Form & Materials-	Gable; asphalt shingles			E
Chimney/Vent: Material & Location-						E

Significant Exterior Details

Appears to be same garage as on 1930 Sanborn, but further south on property

Significant Interior Details

Alterations & Dates

Modern alterations: garage doors replaced with corrugated plastic doors; gabled-roofed carport addition on east which in turn adjoined by plywood tool shed

Change in Use

PLANNING

Site No. _____

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.)

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Miscellaneous Historical Information:

Research indicates the house was built in 1925, around the time that Theodore Johanson received a sewer permit for the property. (This house seems to have replaced a previous house, of a different form, which is shown at this same location on the 1923 Sanborn). Mr. Johanson and his wife Carolina are listed at this address in the 1928 city directory and Theodore is shown as a janitor at the neighborhood's Washington School.

Bibliography:

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1927

Sanborn-Ferris Maps (Dates)

1923: previous house; 1930: today's house

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1928

Other Sources Rapid City Public Works, Sewer Permit #1925: Theo Johanson, May 1925