

## 623 West Street

623 West Street (Currently vacant (Boarded-Up), (Contributing Structure): The property at 623 West Street has not been found to fit within an adaptive re-use model in the development plan for the property. The proposed development plan necessitates the removal of this structure.

The property has been broken into, and the damage within and without has made it not feasible nor prudent to rehabilitate. Also, the zoning specifications for this property are listed as general commercial, and to rehabilitate this property for a residence would not fit within the zoning regulations for Rapid City, and the adaptability for ADA and parking requirements in a general commercial zoning cannot be met for adapting this property into a commercial re-use.

In future development, any structures would follow the Department of the Interior's Standards for new construction within the Historic District. In the event that no new structure were built following the infrastructure requirements, and to establish a buffer for the residential neighborhood and to maintain the overall feeling of the residential district, the development plan for this property would be to establish a green space with boulevard trees and landscaping to mitigate harm to the district itself and to the residential properties within the district and to maintain the overall residential feeling of the artery of West Street to the historic district. The landscaping plan would be submitted as a new application and would meet the requirements of the Department of the Interior's Standards for new development of greenspace within an Historic District.

To mitigate harm to the residence itself, the owner has agreed to award the house to anyone wishing to relocate it. To move this house within the district has not been shown to be an available option as the current setbacks preclude a house of this size from being adaptable to any of these vacant properties. After marketing the house to the public, if no person or business can utilize the house, the request for demolition is still requested. The owners have investigated mitigation to the adverse effect if demolition is the remaining option and will contact builders and salvage operations to salvage any structurally sound and historically significant features that remain prior to demolition. Also, in the case of demolition, the house and the property will be documented for archival purposes to establish a record for historic preservation interests.





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**Significance Notes** : cbn

The house 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.

**STRUCTURE DETAILS**

**\*Structure Name:** Dwelling

**Other Name:**

**Date Of Construction:** 1919

**Significant Person:**

**Cultural Affiliation:**

**Type:**

**Walls:** Wood

**Style:** Craftsman

**Stories:** 1.5

**Roof Shape:** Gable

**Foundataion:** Concrete

**Roof Material:** Asphalt

**\*UTM Zone:** 14

**Occupied:** Yes

**\*UTM Easting:** 160516.5657

**Accessible:** Yes

**\*UTM Northing:** 4889633.7556

**Structural System:** Wood Frame

**Restricted:** N

**Altered/Moved Notes:**

**Interior Notes:**

**Physical Notes:** The one-and-one-half-story Craftsman style house has a concrete foundation, historic wood siding and an asphalt shingle side-gable roof with open eaves and angled wood brackets. A shed-roof wing projects from the north elevation. A shed-roof dormer rises on the east slope of the roof. A brick chimney rises on the west slope of the roof. A gabled porch with wood siding-clad kneewalls and square wood columns projects from the primary (east) elevation. Four bays covered with plywood panels organize this elevation.

**Other Notes:**



**Link to National Register Nomination:**

**<http://pdfhost.focus.nps.gov/docs//NRHP//Text//95000770.pdf>**