

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000566 Date Listed: 10/31/96

Property Name: Koch, William, House

County: Davison State: South Dakota

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

Oct. 31, 1996
Date of Action

=====
Amended Items in Nomination:

Section 6: Function

"Multiple dwelling" is, hereby, deleted under Historic Function since the use did not occur during the period of significance.

Section 8: Significance

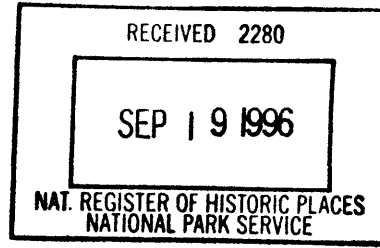
The Period of Significance is, hereby, amended to read "1901" to reflect the date of original construction consistent with eligibility for criterion C. "1937" is, hereby, deleted as a Significant Date since it does not relate to the reasons for which the property meets Criterion C.

Megan Dobbs of the South Dakota State Historic Preservation Office was notified of this amendment on October 31, 1996.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Koch, William, House

other names/site number Krohmer Properties

=====

2. Location

=====

street & number 201 West Second Street not for publication NA

city or town Mitchell vicinity _____

state South Dakota code SD county Davison code 035 zip code 57301

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this

x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Jay D. Vogt
Signature of certifying official
SD SHPO

09-16-96
Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

name of property Koch, William, House

county and state Davison, SD

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register _____
 See continuation sheet.
- determined eligible for the National Register _____
 See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other (explain): _____

Linda McClelland
Signature of the Keeper

10/31/96
Date of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

name of property Koch, William, House

county and state Davison, SD

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>multiple dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials (Enter categories from instructions)

foundation STONE
 roof ASPHALT SHINGLE
 walls WOOD: weatherboard

 other STONE; CONCRETE

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.) N/A

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

name of property Koch, William, House

county and state Davison, SD

Period of Significance 1901-1937

Significant Dates 1901
1937

Significant Person (Complete if Criterion B is marked above N/A)

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See Continuation Sheets

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: State Historic Preservation Program

name of property Koch, William, House

county and state Davison, SD

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	578420	483990	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Chris Krohmer and Megan Dobbs, SHPO staff
 Organization _____ date June 1996
 street & number 122 South Main Street telephone (605) 996-2752
 city or town Mitchell state South Dakota zip code 57301

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Frank and Chris Khromer
 street & number 122 S. Main, Box 374 telephone (605) 996-2752
 city or town Mitchell State South Dakota zip code 57301

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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VII. ARCHITECTURAL DESCRIPTION

The William Koch House is a large three story frame house located on a corner block on the west side of the main commercial district, in Mitchell, South Dakota. Agricultural implements dealer and businessman William Koch built the house in 1901 in one of the first residential neighborhoods in Mitchell. The house was originally built as a single dwelling but was adapted for multiple dwellings in the late 1930's. Recent rehabilitation has restored and preserved the building for its continued use as apartment housing. The property is eligible for listing on the National Register of Historic Places under Criterion C as a superior example of the Free Classic variation of the Queen Anne style of architecture and as one of the most intact dwellings from the late Victorian era in Mitchell, South Dakota. In a 1994 residential survey of Mitchell's early neighborhoods, the Koch House was determined eligible for the National Register and deemed significant not only for its architecture, but as one of five large, upper-middle class homes built by prominent businessmen at the turn-of-the-century.¹

The three story, cross-gabled weatherboard house is characterized by its hewn quartzite foundation, multi-gabled roof, and large wrap-around porch with Tuscan columns. As an example of the Free Classic interpretation of the Queen Anne style, the house is significant because it is a restrained adaptation of the typically ornate Queen Anne architecture. Virginia and Lee McAlester describe the Free Classic as a classical variation of the delicate spindlework and intricate decorative elements associated with the Victorian era. The Free Classic subtype was most common after 1890 and very similar to early Colonial Revival designs, often combining characteristic Victorian form with classical and Colonial Revival elements like Palladian windows, columns, and cornice-line dentils.² The Koch House

¹ Susan Granger and Scott Kelly. "Survey of Central Mitchell: South Dakota Historic Sites Inventory," (Unpublished report by Gemini Research, 1993), 13-14.

² Virginia and Lee McAlester, A Field Guide to American Houses. (New York: Alfred A. Knopf, 264.

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is representative of the Free Classic Queen Anne because its form integrates the complex massing and gable-end ornamentation typical of the Queen Anne style with classic elements such as a Palladian window, boxed eaves with denticulated cornice, and pedimented entrances.

The Koch House is located on a large corner lot between Second Avenue West and Rowley Street North, on the northwest border of the historic commercial district. The house is dominated by a large wrap-around porch with Colonial Revival style columns resting on a hewn quartzite porch wall. A wide, denticulated cornice borders the flat roof of the projecting front entrance and extends across the curved roofline of the wrap-around porch. All windows are one-over-one double hung sash with wood frames and modern metal framed storm windows with the exception of three casement windows. Doors are either three or five panel wood and half-glass doors or solid paneled wood doors. Much of the exterior hardware is intact, and the exposed basement level retains its original configuration.

The three story north facade faces north on Second Avenue West and contains three bays on the first floor, composed of a three sided projecting bay, a wood framed half-glass entrance door, and a paneled wood side door. Another secondary entrance with five panel wood door and metal storm door is located on the western end of the facade. Two bays containing a three sided projecting bay and single one-over-one double hung sash windows are located on the second floor facade, while a projecting, one-over-one double hung triple pane window is located in the third floor gable end. A wide wood cornice tops the triple window, which is surrounded by decorative fish-scale shingles.

The east elevation faces Rowley Street North and is composed of the northwest side of the three story main house and the one-story, hipped roof addition on the southeast side of the house. The wrap-around porch extends from the front facade to the northeast end of the elevation and terminates at the junction of the cross-gable. A Colonial Revival pediment with Tuscan columns marks the side entrance to the porch and like the main entrance, has concrete steps flanked by stone pedestals with concrete caps.

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Three primary bays are located on the first and second floors, composed of a central three sided projecting bay with one-over-one double hung sash windows, flanked by single one-over-one double hung sash windows. The third floor center gable end contains a small Palladian window surrounded by wood framing and wood fish-scale shingles. Two small eyebrow dormer windows are located on either side of the cross gable and provide an interesting Colonial Revival contrast to the traditional Victorian form. A double pane casement window is located on the east wall of the one story addition.

The south elevation, or rear of the house, has only two bays on each floor, and each contains a single one-over-one double hung sash window. Unlike the front and side gable ends, the south gable end does not contain decorative shingles and has plain weatherboard infill. A one story, hipped roof addition, circa 1915, is located at the southeastern corner of this elevation and like the rest of the house, has weatherboard siding and one-over-one double hung sash windows with wooden frames. The addition differs in the use of a concrete block foundation and asphalt shingle roofing. A two pane casement window and paneled wood, half-glass door with metal storm door are located on the south wall of the addition.

The west elevation is similar to the east side and faces the Koch Flats, which were constructed in 1902 as apartment housing. The first floor contains two bays composed of a three sided projecting bay with triple one-over-one double hung sash windows and a single one-over-one double hung sash window. A center three sided bay flanked by single one-over-one double hung sash windows is located on the second floor. The third floor contains a large center gable with projecting eaves and a single one-over-one double hung sash window surrounded by fish-scale shingles. A gabled dormer with pediment has a single one-over-one double hung sash window and fish-scale shingles in the gable end.

The house interior, which was remodeled for apartments in 1937, still retains much of its original configuration. Apartments were adapted to the existing walls and floor plan, and most of the original woodwork,

name of property Koch, William, House

county and state Davison, SD

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flooring, and decorative elements are unaltered. Plaster walls and ceilings, wood window frames and sills, and paneled wood doors remain intact, as are most of the original steam radiators and light fixtures. Both the interior and exterior were recently restored for continued use as apartment housing, which preserved the integrity of both the 1902 and 1924 periods of construction.

The William Koch House is one of the most intact Victorian era buildings in one of Mitchell's first residential neighborhoods. Its proximity to the downtown commercial district testifies to its original prominence in town and the development of residential areas. As an example of the Free Classic Queen Anne style of architecture, the Koch House is unique to the surrounding neighborhood and represents a synthesis of stylistic influences typical of the early twentieth century. While there are other traditional Queen Anne houses in Mitchell, the Koch House is the most intact example of the Free Classic variation.

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VIII. STATEMENT OF SIGNIFICANCE

The William Koch House is locally significant under Criterion C as one of the most intact late Victorian era properties in Mitchell, South Dakota. The house is an excellent example of the Free Classic variation of the Queen Anne style and reflects the unique interpretation of late Victorian architecture in Mitchell, South Dakota. The property also relates to the South Dakota State Historic Context V -- Depression and Rebuilding (1893-1929). It is significant as part of the residential building patterns and reflects the economic transition in early twentieth century Mitchell.

Historic Context:

Mitchell was settled in 1879 during the Dakota Boom of 1878-1887 at a time when the entire population of the Dakota Territory tripled in size. The town's founding was largely due to the growth of the Chicago, Milwaukee, and St. Paul railroad, which extended its westward line from the South Dakota/Minnesota border to the Missouri River. John D. Lawler, a real estate investor, knew about the planned railroad expansion and with the help of the railroad company, platted the town of Mitchell in the summer of 1879. Property lots were opened for purchase later that fall, and by 1880, the Regional Land Office moved from Sioux Falls to Mitchell, bringing thousands of pioneers into the region. The Dakota Boom lasted through 1888, at which point most of the prime parcels of land east of the Missouri River were claimed and settled.³ Mitchell's first boom followed this statewide trend and reached a plateau in population growth that would last until the early twentieth century.

The original townsite for Mitchell consisted of twenty-seven blocks laid out in a grid plan north of the Milwaukee Railroad tracks. The first residential areas were adjacent to the main corridor of commercial buildings located along the railroad tracks and Main Street. The Koch

³ Susan Granger and Scott Kelly, "Mitchell West Central Residential Historic District, Mitchell, Davison Co., South Dakota," (Unpublished National Register Nomination Form, 1995), 36-37.

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House is located on a prime corner lot west of the commercial district, and one of the few remaining residences on the north end of Rowley Street. Most of the homes historically located on this end of Rowley were demolished and replaced with commercial or office buildings. The surrounding neighborhood, which contains houses dating from the late nineteenth and early twentieth centuries, was among the first neighborhoods platted during Mitchell's early settlement period.

The Koch House represents upper-middle class housing built during the residential development during Mitchell's turn-of-the-century building boom. After a long drought and subsequent economic depression from 1890-1893, the town population dropped from its high of 4,000 in 1890 to an all-time low of 2,579 in 1895. The twentieth century, however, was a period of growth and expansion which began with Mitchell's five year campaign for the position of state capital. The campaign began in 1901 when the State Legislature allowed a second vote among state residents in determining the capital city. Although the centrally located of Pierre was elected state capital in 1884, many South Dakotans were unhappy with the outcome of the first vote and urged a re-vote. Mitchell had campaigned against Pierre in the 1884 election and was selected as the most prominent contender from the southeast region in 1901. The town pooled its resources and spent the next five years promoting the town and encouraging new commercial opportunities. People throughout the state were invited to Mitchell, and with the support of local businesses and the Milwaukee Railroad, the town solicited great interest and support for its campaign. Land speculation also increased during the period of 1901 to 1905 as more buildings were constructed to accommodate the growing campaign.⁴

The Koch House was built in 1901 and was one of five large residences constructed during the first two years of the capitol campaign. Koch's

⁴ Donn P. Sundby, "The Background, Growth, and Principal Institutions of Mitchell, South_Dakota" (MA thesis, University of South Dakota, 1993), 44.

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house was one of the most elaborate and massive homes in the neighborhood west of the commercial district and the only example of the Free Classic Queen Anne style which modified the traditional Victorian form and incorporated more contemporary Colonial Revival elements of design. The house is significant because the location and architecture reflect the period in which it was built -- a time when residential development extended from the commercial areas and larger houses symbolized economic and social prominence in business and industry. William Koch was certainly an important figure in the commercial sector during the early twentieth century and made an even greater contribution to the community with the construction of the Koch Flats, circa 1902, directly adjacent to his own home. The apartment building remains the oldest multiple dwelling in the neighborhood, and established Koch as a prominent landlord as well as businessman.

William Koch moved to Mitchell in 1881 following the death of his wife. He and his two daughters left their home in Yankton, where Koch was born, to start again in Mitchell. Koch established himself as an agricultural implements dealer and became very involved in various civic organizations as well as a prominent member of the Holy Family Church. He remarried Mitchellite Marry Manning in 1882, and built the house on Second Avenue for his new wife and their two young children. The Koch family resided at 201 Second Avenue West until William died in the summer of 1915. Since his two children with Marry Manning Koch did not survive childhood, their were no male heirs to assume ownership of the property. The house and apartments were conveyed to his daughter, Laura Goeshe (Mrs. M.H. Goeshe) who kept the properties until 1926, when she sold them to Irene Utley of Sioux Falls for a total sum of \$15,000.

In February of 1935, Tillie McClenahan of Kimball, SD, purchased the two properties for one dollar but sold the buildings in June to the Kimball Agricultural Credit Corporation, located in Kimball, South Dakota. The Credit Corporation commissioned the remodeling of the house for use as apartment housing in 1937.

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The transformation of the house into apartments directly corresponds with the period of New Deal projects in Davison County. Although the Great Depression was in full force, and economic hardship was felt throughout the state, various New Deal activities, including projects by the Public Works Administration (PWA) and Works Progress Administration (WPA), provided employment opportunities and much needed revenue into Davison County. The WPA alone expended over \$35,000 in South Dakota between 1935 and 1938.⁵ Mitchell greatly benefited from New Deal programs and aside from waterworks and sewer projects, the PWA and WPA constructed several new buildings in town. The PWA labor contracts employed local citizens, and as incentives for construction, the federal government agreed to cancel thirty percent of Mitchell's debt equal to the same percentage of the total cost of labor and materials employed in the projects, if the city showed "responsible and balanced fiscal management and the project was constructed efficiently and economically."⁶

A new community center, county courthouse, and high school stadium as well as excavation at a prehistoric Indian site provided employment for many Michellites and residents of the surrounding area. The state administrative office for the WPA transferred from Pierre to Mitchell in 1936 and remained until the final phase-out in 1943, which afforded greater economic benefit to town by means of employment in the professional sector.⁷ As part of the WPA educational programming, the 1938 Whittier School building replaced the circa 1880 school house, which was relocated

⁵ Herbert Schell, History of South Dakota. 3d edition, revised (Lincoln, Nebraska: University of Nebraska Press, 1975), 292.

⁶ Sundby, "Background, Growth, and Principal Institutions" 51.

⁷ Bob Karolevitz, An Historic Sampler of Davison County, (Virginia Beach, Virginia: The Donning Company and Publishers, 1993), 139.

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next to the Koch Flats on Second Avenue West and corresponds with the remodeling of the William Koch House.

According to the 1937-1938 Mitchell City Directories, the residents of the newly remodeled Koch House included middle class retirees and white-collar professionals who were unmarried and childless. In contrast to other apartment facilities, which primarily served the industrial and labor sectors of the employed population, the Koch House apartments catered to the needs of local merchants and employees of the downtown offices. By the end of the 1930's the economic depression had generally run its course, which also contributed to the need for affordable middle class housing in downtown Mitchell.

Despite circa 1937 alterations, the William Koch House is significant as an extant example of the Free Classic Queen Anne style of architecture and retains a high degree of integrity in both the exterior and interior design. Most of the original materials are intact, and the recent rehabilitation was sensitive to the 1901 and 1937 characteristics associated with the property. The Koch House reflects trends in late Victorian residential architecture as well as Depression-era remodeling, making the property a significant architectural resource. There are only four residential properties in Davison County listed on the National Register of Historic Places, therefore, the William Koch House contributes to a well-rounded representation of residential architecture in the county and is an excellent example of upper-middle class housing in one of Mitchell's oldest neighborhoods.

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IX. BIBLIOGRAPHY

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X. GEOGRAPHICAL DATA

Verbal Boundary Description

The nominated property contains less than one acre and is located on Lot 1, Block 14 of the original addition to Mitchell, South Dakota.

Verbal Boundary Justification

The nominated boundaries contain all the extant historic property, under a single ownership, associated with the architectural significance of the William Koch House.