

**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: 94000562

Date Listed: 10/31/96

Property Name: Koch Apartments

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 8: Significance

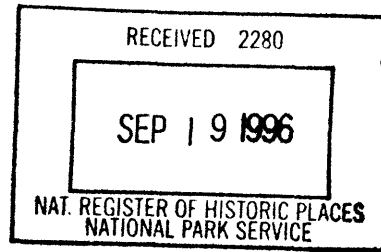
Criterion Consideration B is, hereby, added to indicate that the building was moved to its current site.

The period of significance is, hereby, amended to read "1938" to reflect the date of the remodelling during which the former school assumed its significant character.

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
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**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 Apartments

other names/site number Krohmer Properties

=====

2. Location

=====

street & number 209 West 2nd Avenue not for publication

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 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide 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 Apartments

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 Keeper of Action

10/31/96
Date

=====
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>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	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 Apartments

county and state Davison, SD

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

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

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

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT: Art Moderne and Streamlined Modern

Materials (Enter categories from instructions)

foundation CONCRETE

roof ASPHALT

walls STUCCO

other WOOD; GLASS BLOCK; CONCRETE

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

See Continuation Sheets

name of property Koch Apartments

county and state Davison, SD

=====
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.)

- 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 Apartments

county and state Davison, SD

Period of Significance 1938-1946

Significant Dates 1938

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

Cultural Affiliation N/A

Architect/Builder Floyd F. Kings/ Kings and Dixon Architects

Narrative Statement of Significance (Explain the significance of the property on one or more 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)

- preliminary determination of individual listing (36 CFR 67) 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: South Dakota State Historical Society

name of property Koch Apartments

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	<u>14</u>	<u>578370</u>	<u>4839990</u>	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 and 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 item.)

Property Owner

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

name Frank and Chris Krohmer

street and number 122 South Main Street 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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Architectural Description:

The Koch Apartments are located just outside the main commercial district in Mitchell, South Dakota. The building is a fine example of the Modern Movement in Mitchell and is the only Art Moderne, or streamlined modern, residential building in town. Although the property has relatively little exterior or interior ornamentation, it is characterized by modernist elements like wrap-around windows, rounded balconies, and zig-zag motifs. Recent rehabilitation restored the building to its circa 1938 appearance and preserved the defining features of the property for continued use as a multiple dwelling.

The framework for the Koch Apartment was originally constructed in 1880 as a two story frame structure with a projecting bell tower and served as the Whittier Elementary School. During the Great Depression, New Deal funding provided Mitchell with a variety of community improvement projects, including the construction of a new school. In 1932, the Public Works Administration was commissioned to build a new, modern Whittier school at the same location as the existing building. In 1937, the old building was purchased by the owners of the Koch Flats and moved to its present location on Second Avenue West. The school building was redesigned for use as a multiple dwelling, thus increasing the availability of apartments. Floyd Kings of the prominent architectural firm Kings and Dixon, created a completely new and very modern building but kept the basic form of the old structure. By adding new windows, stucco wall cladding, and transforming the interior, Kings redesigned the plain building in the contemporary Art Moderne style.

The new architectural style of the Koch Apartments modernized the building and created an entirely different exterior and interior design. The "new" building rests on a concrete foundation and the weatherboard exterior is covered with smooth stucco wall cladding. Kings adapted the former bell tower by adding decorative glass block infill typical of the Art Deco style. The curved balconies and wrap windows are characteristic elements associated with the Art Moderne or "Streamline Modern" style and contribute

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to the originality of the apartment building's design. Most windows are two-over-two double hung sash and retain their original wood framing, although they are currently protected by metal-framed storm windows. The slightly hipped roof remains unaltered, with the exception of replacement asphalt shingles.

The three story facade with exposed basement faces Second Avenue West and is the most striking element of the building. Smooth stucco wall cladding covers the entire building which has a slightly hipped roof and narrow coping. A full-height projecting tower has a decorative glass-block infill done in the stepped or zig-zagged pattern typical of the Art Deco style. Two sets of curved balconies flank the center tower and are generally associated with Art Moderne treatments. The facade contains five bays composed of paired two-over-two double hung sash wrap-windows, three-pane awning or pivot windows at each balcony, and paired two-over-two double hung sash wrap-windows. A three panel wood and half glass door with metal and glass storm door is centrally located on the ground floor of the front tower and provides primary access to the apartment building.

The north and south elevations have identical fenestration. Each floor contains three bays composed of double two-over-two wrap windows, a single two-over-two double hung sash window, triple two-over-two sash windows, and paired two-over-two wrap windows. The original glass panes, wood framing around the windows, and stucco wall cladding remain intact and contribute to the architectural integrity of the property.

The east elevation, or rear of the building, has no decorative elements except the wood trim around the windows, and like the other elevations, contains three bays composed of grouped windows flanked by paired wrap windows. The horizontal lights of the two-over-two double hung sash windows are identical to the windows found in the other elevations.

In keeping with the exterior design, the interior was also remodeled to accommodate twelve apartments. The apartments were designed to follow the original floor plan of the school and to minimize interior alteration. Six one bedroom apartments and six efficiency apartments are located within the

name of property Koch Apartments

county and state Davison, SD

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building and each unit contains a small kitchen area and bathroom. Each apartment was equipped with modern amenities, including porcelain and chrome bath and kitchen fixtures, tile floors, and built-in cabinetry. Plaster walls and ceilings, hardwood floors, and fine woodwork also enhance the streamlined simplicity of the exterior design. The individual units are accessible via the wide interior hall which is dominated by a central staircase with a stepped banister. The smooth stucco cladding and curved form of the staircase complements the facade and reflects the influence of the Art Moderne style. Interior hardware, including the mail boxes and name plates, are typical 1930s Art Deco style fixtures.

Recent rehabilitation restored the building's unique architectural elements associated with the Modernist Movement and the Koch Apartments are eligible under Criterion C for their architectural significance in 20th century multiple dwelling architecture, and the only example of the Art Moderne residential architecture in Mitchell, South Dakota.

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Narrative Statement of Significance:

The Koch Apartments is locally significant under criterion C as a superior example of Art Moderne or "streamlined modern" architecture in Mitchell, South Dakota. The building is also significant as a historical resource reflecting the stylistic trends in Depression-era Mitchell and as the only residential building constructed in the Art Moderne style. The Apartments are also one of only three multiple dwellings built in Mitchell during the Great Depression.

Historic Context:

The Koch Apartments are located on the third lot of block 14 in the original town plat for Mitchell, South Dakota. William Koch was a successful businessman and agricultural implements dealer in Mitchell during the early twentieth century and established himself as a prominent landlord. In 1901, Koch built a large private residence at 201 West Second Avenue and in 1902 he built the Koch Flats, a large apartment complex which catered to the middle-class renters in town, on the adjacent lot. When Koch died in 1915, his house and the Koch flats were deeded to his daughter, Laura Gosche. The house, along with the Flats, was sold in 1926 to Irene Uhley. In 1935, the two buildings, along with the vacant lot, were deeded to the Kimball Agricultural Credit Corporation of Kimball, South Dakota, and remained under their ownership until 1947.

Construction of the Koch Apartments directly corresponds with the development and implementation of New Deal projects in Davison County. As part of the New Deal educational programming, a WPA contract to build a new Whittier school was finalized in 1935, and the Kimball Agricultural Credit Corporation offered to buy the old school and moved the building to its present location at 209 West Second Avenue. Six flatbed moving trucks carried the disassembled school building from Main street to the vacant lot adjacent to the other Koch apartment houses. Once moved, the old school building was remodeled for use as apartment housing, which proved to be a

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profitable project for the Kimball Corporation, since they acquired the building at minimal cost through the New Deal funding.

Despite the widespread economic depression, New Deal programs, particularly the Public Works Administration (PWA) and Works Progress Administration (WPA), provided employment opportunities and desperately needed revenue to Mitchell and Davison County. The WPA alone expended over \$35,000 in South Dakota between 1935 and 1938.¹ Mitchell benefited considerably from the work relief programs, and aside from the waterworks and sewer projects, both the PWA and WPA constructed several new buildings in town. The construction of a new community center, county courthouse, and high school stadium, as well as the excavation of a prehistoric Indian site provided employment for many Mitchellites and residents from surrounding communities.

PWA labor contracts employed local citizens, and as incentives for increased 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 if the city showed "responsible and balanced fiscal management and the project was constructed efficiently and economically."² Another key factor in Mitchell's economic development was the relocation of the WPA headquarters in South Dakota. The state administrative office for the WPA transferred from Pierre to Mitchell in 1936 and remained until the final WPA phase-out in 1943, which provided tremendous economic benefits through private-sector employment.³

¹ Herbert Schell, History of South Dakota. 3d edition, revised (Lincoln, Nebraska: University of Nebraska Press, 1975), 292.

² Donn Sundby, "The Background, Growth, and Principal Institutions of Mitchell, South Dakota," (Unpublished Master's Thesis, University of South Dakota, 1977), 51.

³ Bob Karolevitz, An Historic Sampler of Davison County, (Virginia Beach, VA: The Donning Co., 1993), 139.

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The New Deal contracts helped to ease the economic depression in Mitchell, and despite an decrease in overall population (approximately 2,500 persons), there were a significant number of single residents primarily associated with sales or administrative offices.⁴ Mitchell resident Clyde Goins remembers the numbers of young, single men who moved into town when farming was no longer profitable. Since house construction was at a standstill, apartment dwellings served the needs of the bachelor salesmen and corporate agents. City directories from 1937 indicate that most of the occupants in the Koch Flats (adjacent to the apartments) and the Koch Apartments were employed in white-collar jobs or were widows. The Koch apartments offered somewhat smaller, and therefore more affordable housing, so the rehabilitation was a relatively profitable investment for the Kimball Agricultural Corporation.

The corporation contracted local architect Floyd Kings of the architectural firm Kings and Dixon to redesign the school building. The frame school building was remodeled in the modern Art Deco style, which established the new Koch Apartments as one of the finest local examples of streamlined modern architecture. Floyd F. Kings was a prominent architect within the state and made significant contributions to his hometown of Mitchell. He is most typically known for his partnership with Walter Dixon, and together they became one of the premier architectural firms in South Dakota and are among only a handful of architects in the state whose designs reflect the impact of the Modern movement. Kings and Dixon met during their studies in the architectural program at the University of Michigan and later started their practice in Mitchell in 1920. Although Kings died in 1939, the firm survived until 1979. Some of the best examples of the firm's work are in Mitchell, including the St. Joseph's Hospital Annex (1922), the Mitchell Fire Department (1922), the Longfellow School Annex (1936), the Davison County Courthouse (1937), the National Guard Armory (1938), and the

⁴ Donn P. Sundby, "The Background, Growth, and Principal Institutions of Mitchell, South Dakota," (Unpublished Master's Thesis, University of South Dakota, 1977), 52-53.

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Coca Cola Bottling Plant (1938).⁵ They also designed various remodelings of the Mitchell Corn Palace as well as the decoration of the building. The Modernist design of the apartments is similar to the stylistic elements of other contemporaneous Kings designs, particularly the Davison County Courthouse and Equity Union Creamery.

Art Deco and Art Moderne architecture were popular trends between 1920 and 1930 but were often limited to public and commercial buildings. The Art Moderne style was particularly uncommon in the Mitchell area, particularly in residential buildings. The Art Moderne style is commonly referenced as streamlined modern, and is characterized by smooth wall surfaces, curved forms, and geometric motifs. Spartan design and an emphasis on horizontal or linear forms are the hallmarks of the Modern Movement in the South Dakota. Kings integrated several stylistic elements typical of the Modernist styles into a single structure which was economical and efficient. The block form of the building and the wide wrap windows are common elements of the Art Modern style, while the vertical front projection with glass block zig-zag motif is more commonly associated with Art Deco designs. The front balconies, with their rounded edges and the curved form of the interior staircase are characteristic of the Art Modern and streamlined styles.

When Kings completed the Koch Apartments in 1938, the Koch Apartments was the most modern apartment building in town and is still the only example of the Art Modern residential architecture in Mitchell, South Dakota. Today, the building is superb local model of the unornamented, streamlined

⁵ Susan Granger and Scott Kelly, "Mitchell West Central Residential District, Mitchell, Davison County, South Dakota," (Unpublished National Register nomination form, 1995), 44.

name of property Koch Apartments

county and state Davison, SD

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architecture and is the only Art Moderne residential building in Mitchell, South Dakota. The property reflects the impact of the New Deal on architecture, particularly in the application of modern stylistic techniques to small-town Modernist apartment housing. The Koch Apartments are architecturally significant for their association with the Modernist Movement in residential architecture and the eclectic designs of Floyd Kings.

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IX. BIBLIOGRAPHICAL REFERENCES

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Karolevitz, Bob. An Historic Sampler of Davison County. Virginia Beach, Virginia: The Donning Company Publishers, 1993.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1988.

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X. GEOGRAPHICAL DATA

Verbal Boundary Description

The nominated property is located on lot number 3, block 14 of the original town plat for Mitchell, South Dakota.

Boundary Justification

The nominated boundaries include all extant historic property, under single ownership, associated with the Koch Apartment building.