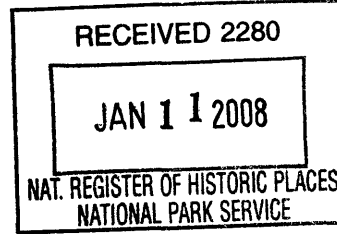


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**United States Department of Interior
National Park Service**



**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 an 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, George and Mary, Farm
other names/site number N/A

2. Location

street & number	14849 474 th Ave.					N/A	not for publication
city or town	Twin Brooks					N/A	vicinity
state	South Dakota	code	SD	county	Grant	code	051
						zip code	57769

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 12-10-2007
Signature of certifying official/Title Date

SD SHPO
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 official/Title Date

State or Federal agency and bureau

George and Mary Koch Farm

Grant County

South Dakota

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the 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.

See continuation sheet.

removed from the National

Register.

other, (explain:)

Ethan H. Beall

2-19-08

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(check as many boxes as
as apply)

private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

building(s)
 district
 structure
 site
 object

Number of Resources within Property

(Do not include previously listed resources
in the count)

	contributing	noncontributing
4		1 buildings
		sites
		structures
1		objects
5		1 total

Name of related multiple property listing:

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

N/A

Number of contributing resources

is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/BARN

AGRICULTURE/SUBSISTENCE: shed, granary

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/ BARN

AGRICULTURE/SUBSISTENCE/ shed, granary

7. Description

Architectural Classification

(Enter categories from instructions)

American Foursquare

Materials

(Enter categories from instructions)

Foundation stone

walls clapboard

roof asphalt shingle

other concrete

Narrative Description

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

George and Mary Koch Farm
Name of Property

Grant County
County and State

South Dakota

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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

Period of Significance

Ca. 1905-1920

Significant Dates

Ca. 1905

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- 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:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreeage of Property 8 acres (approx.)

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

1	<u>14</u>	<u>678659</u>	<u>5010989</u>	3	<u>14</u>	<u>678903</u>	<u>5011129</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>14</u>	<u>678905</u>	<u>5010991</u>	4	<u>14</u>	<u>678656</u>	<u>5011124</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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	Barbara Kooiman, architectural historian	date	September 2007
organization	Mississippi Valley Archaeology Center	telephone	608-782-0131
street & number	1725 State St. at University of Wisconsin- La Crosse	zip code	54601
city or town	La Crosse, state WI		

George and Mary Koch
Name of Property

Grant County
County and State

South Dakota

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 SHPO or FPO.)

name/title	Cheryl Wollitz and Charles Russman	date	September 2007
organization	owners	telephone	605-432-6514
street&number	14849 474 th Ave.	zip code	57269
city or town	Twin Brooks	state	SD

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 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 Projects, (1024-0018), Washington, DC 20503

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Continuation Sheet

Section 7 Page 1 George and Mary Koch Farm, Grant Co., South Dakota

Narrative Description

The George and Mary Koch Farm is located in Grant Center Township, Grant County, South Dakota, approximately two miles directly east from the county seat of Milbank. It is located on the north side of the South Fork of the Whetstone River, which runs more or less directly west from Lake Farley in Milbank. Located on the west side of a north/south township road, which is now designated as 474th Avenue, the farm, which was originally approximately 145 acres, now consists of approximately eight acres.

The complex includes the circa 1905 house, a small barn, a shed and a granary, as well as a modern garage. The south side of the large lawn is bordered by several trees and the small river. The west side is bordered by a fence. The north side is bordered by trees and a field to the north. The road, 474th Avenue, which is paved with gravel, borders the east side of the property. An east/west gravel driveway brings visitors into the complex. The driveway is flanked by mature cottonwood and elm trees. The house is on the north side of the driveway, with the garage sitting to its immediate south. The outbuildings are set back, to the west of the house.

The George and Mary Koch House (ca. 1905, contributing)

The George and Mary Koch House is a two and one half story frame American Foursquare style house with clapboard siding. It is painted white. It sits back on the lawn, a couple of hundred feet from the road. The house is basically square in plan, with a hipped roof which is flat at the center top. The roof is punctured by gabled dormers with tripartite windows on the east, south and north sides of the hipped roof. The top of the roof is decorated with a turned post rail, thus creating a widows walk at the roof's peak.

The front façade of the house is accented with a flat roofed porch, which spans the entire width of the façade. A low, turned post rail runs along the edges of the roof, creating a balcony out of the roof of the front porch. The porch itself is supported by wood columns on top of a closed frame rail. A central door with windows on either side further accents the front porch.

The south façade continues a small slanted roof section, which spans out into the three sided bay window roof. The bay has full sized sash windows on the outer two sides of the bay, with a small rectangular window in the center of the bay.

The rear/west side of the house exhibits the typical windows, with a one-story addition that spans the entire rear of the house. Though part of this one story section is likely original to the house, it appears

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Section 7 Page 2 George and Mary Koch Farm, Grant Co., South Dakota

that the area in the northwest corner may have been added at a later time, as the foundation appears to be a little different than the rest of the foundation in that corner. This portion of the house houses the kitchen and a downstairs bathroom.

The house is typically entered on the south side, in a side porch, as most visitors pull up on that side of the house from the driveway. However, the front door is on the east side of the house. As one enters that door, one enters the living room. To the right are pocket doors which lead the visitor to a parlor. Straight through the living room is a doorway, which leads to the dining room. The main features in the dining room include the bay window and the front stairway, as well as a large, built in cabinet on the west wall. The cabinet features an upper portion with paired glass doors, and open shelf below, and three drawers below that, with paneling under the drawers. A door is integrated into the wall with the built in cabinet. The floors in the living room and dining room feature outer strips of inlaid walnut for a bordered effect.

A small kitchen sits on the other side of the doors from the dining room, to the west. A small pantry is incorporated into the kitchen. An enclosed mudroom/porch is located in the southwest portion of the house.

From the parlor in the northeast corner of the house, extends a short hall where two side-by-side closets sit, then a small room, which is currently being used as a small office or den. Beyond the office, to the west, in the northwest corner of the house is a bathroom.

The stairs ascend to the second floor from the dining room. The stairs have rounded corners for the first three steps, and then stop at a landing before turning 45 degrees to go the rest of the way upstairs. A simple square newel post and square rails take the visitor upstairs. The rail continues around the edge of the top of the stairs up in the center hallway. Bedrooms flank the hallway, with four bedrooms upstairs, a small bath, and a built in linen cabinet.

The Garage (circa 2005, non-contributing)

The garage was built by the current owners who purchased the property in 2002. It is a one story, gabled roof, two car wide garage, wood frame with wood siding. The front of the garage faces east, however, a smaller door is on the north façade, facing the house.

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Section 7 Page 3 George and Mary Koch Farm, Grant Co., South Dakota

The Barn (circa 1905, contributing)

The barn is a gambrel roofed frame building with a lean-to shed addition built on the north façade. The front gable faces east. The foundation is poured concrete, though the wood comes down nearly to the ground. The roof is a new raised seam metal roof. Though the barn was likely used perhaps for a small dairy herd at one time, with hay storage in the mow, today it is used for equipment storage and shelter for horses. The gambrel roof style was typical of early 20th century wood frame barns. It appears to be contemporary with the house.

Silo (circa 1920, contributing)

The silo is a concrete block silo, which is typical of the silos of the early twentieth century. It has a half-sphere shaped metal top. It is positioned to the southwest of the barn, and is not attached to the barn. It is set several feet from the barn's southwest corner.

The Shed (ca. 1910, contributing)

This simple shed is a one story, front gabled building with a few windows and a door on the front/east façade. The foundation appears to be poured concrete. It appears to be contemporary with the house

The Granary (circa 1910, contributing)

The small granary is a one and one-half story frame building, with a dry laid stone foundation. A door and a few small windows punctuate the south façade. A small second floor window opens on the east gable end. It appears to be contemporary with the house.

Overall, the George and Mary Koch Farm retains excellent physical integrity. It retains not only the house, but the barn and two smaller outbuildings which were likely all original to the farm. All buildings are in good repair and appear to remain essentially unchanged from the time that they were built.

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Continuation Sheet

Section 8 Page 1

George and Mary Koch Farm, Grant Co., South Dakota

Statement of Significance

The George and Mary Koch Farm, built circa 1905, with its American Foursquare style house, and gambrel roofed barn exhibit classic early 20th century design features for rural properties in the Midwest. The farm is locally eligible under Criterion C as being an excellent example in rural Grant County, South Dakota of relatively affluent agricultural architecture, with a well-detailed house, well built barn and other smaller outbuildings. The farmstead is well preserved and serves as a reminder of the county's rich agricultural heritage.

Background

Grant County, South Dakota was founded in 1878. The part of the county that saw development soonest was Big Stone Lake, and as early as 1880, tracks for the western extension of the Hastings and Dakota Division of the Chicago, Milwaukee, and St. Paul Railroad made their way from Ortonville, Minnesota into Big Stone City. Shortly thereafter, the tracks made it to Milbank. The "Great Dakota Boom" years between 1878 and 1883 were being lived in Grant County. Inexpensive, available land drew settlers, both Yankee and foreign born, to this fertile county. Abundant rainfall in the 1880s kept people coming, thinking this was how it always was in Dakota.¹

Varying amounts of rainfall between the regions of the state resulted in differing types of agriculture developing east of the Missouri River compared to the western part of the state. Large scale sheep and cattle ranches emerged in the dryer western region of South Dakota while smaller farms focused on crops like wheat, corn, and oats as well as dairying developed in eastern South Dakota. The types of resources constructed characterized these different types of agriculture. The diversified methods of the eastern farms often resulted in the construction of more buildings for animal and grain storage than on the western ranches.²

As farmers moved into Grant County and eastern South Dakota, common methods of construction and types of agricultural buildings emerged. Barns were generally the first agricultural resources constructed on a farm. Barns constructed in Grant County reflected the types of agriculture in the

¹ Grant County Historical Society (GCHS), *100 Years in Grant County, South Dakota, 1878 – 1978*. Pierre, SD: State Publishing Co., 1979: 2-3.

² David Erpestad and David Wood, *Building South Dakota: A Historical Survey of the State's Architecture to 1945* (Pierre, SD: South Dakota State Historical Society Press, 1997), 98.

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Section 8 Page 2

George and Mary Koch Farm, Grant Co., South Dakota

region. Many barns were designed solely as dairy barns while others were designed to house both horses and cows with hay and grain storage in the loft area of both designs. The dairy industry in South Dakota began to increase after the turn of the twentieth century and became very common in the eastern region of the state. Eastern barns constructed during the late nineteenth and early twentieth century often featured gambrel roofs, stalls for horses and stanchions for dairy cows running from end to end of the barn with a central alley down the center.³

Other agricultural buildings, such as granaries and machine sheds, were generally constructed as financial and material resources permitted and as the need arose. These resources were simple wood-frame buildings that favored utility over decoration. Granaries often had rectangular plans with gable roofs and no windows. They were also frequently elevated on either stone or wood to protect from moisture and vermin. Early granaries also featured small doors in the gable peak to allow portable elevators access to deposit grain inside. Technological advances in agriculture provided farmers with machinery designed to increase their productivity. These advances in turn required farmers to construct facilities where they could store and repair their machinery. The machine sheds that developed were simple, rectangular buildings, often with gable roofs and large doors for the machinery.⁴

The George and Mary Koch Farm

The land that eventually came to be known as the George Koch farm had exchanged hands a few times before becoming developed. In 1891 the property was owned by Christian and Helena Schrap. They sold 145 acres to Wilhelm Gerheusser for \$2500 in October 1891. Wilhelm Gerheusser and his wife Gottliebina sold the same parcel to Charles Trapp in April 1894 for \$2600. Trapp and his wife Amelia sold, again, the same parcel for \$2600 to Fred Cook in September 1894. Finally, Fred and Albertine Cook sold the exact same parcel to George Koch for \$2600. Because the property did not fluctuate in value between 1891 and 1897, it is easy to assume that no improvements had yet been made on the property.⁵

³ David Erpestad and David Wood, *Building South Dakota: A Historical Survey of the State's Architecture to 1945* (Pierre, SD: South Dakota State Historical Society Press, 1997), 101.

⁴ Allyson Brooks and Steph Jacon, *Homesteading and Agricultural Development Context* (Vermillion, SD: South Dakota State Historic Preservation Center, 1994), 62-65.

⁵ Grant County Register of Deeds (GCRoD), Book 16, Page 146, Warranty Deed, Schrap to Gerheusser, 8 October 1891; GCRoD, Book 16, Page 453, Warranty Deed, Gerheusser to Trapp, 13 April 1894; GCRoD, Book 3, Page 426, Warranty Deed, Trapp to Cook, 25 September 1894; GCRoD, Book 18, Page 539, Warranty Deed, Cook to Koch, 13 November 1897.

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Section 8 Page 3

George and Mary Koch Farm, Grant Co., South Dakota

In March 1905 George Koch and Fred Koch purchased the south one-half of the northwest quarter of Section 4, across the road to the east from the above-mentioned parcel, from Luella and John Shetterly for \$7700. This purchase indicates a serious intent to develop the property, and the date is in keeping with the stylistic date of the house.⁶ (It should be noted that the house has a combination of stone and concrete foundation. Concrete is not commonly used in construction until about 1905.)

The property continued to be owned by George Koch as indicated in his Final Decree of Distribution, dated April 1941. Mary Koch apparently predeceased her husband. Upon his death, the property was split amongst his three children, Marvin, Marlton and Norma. Marvin received the parcel with the house and outbuildings on it. Marvin and his wife Luella continued to live there for several decades, splitting the property with the house into two lots in June 1979. Then, in 1989, Marvin and Luella Koch sold the property with the house and outbuildings on it (lots 1 and 2) for \$30,100 to Nyle E and Vaughn Johnson. The Johnsons lived on the property for about 17 years, until it was briefly sold to a nurse, who lost it to the bank. Tim and Julie Fiecke purchased it from the bank and continued to own it for the next four years. Finally, in 2002 the property, with 8 acres, house and outbuildings, sold to the current owners, Cheryl Wollitz and Charles Russman.⁷

The George and Mary Koch House is a classic American Foursquare style house. This style was popular in the United States between 1895 and 1930. Basic features of the house were that it was square in plan, with four bedrooms downstairs, and corresponding four rooms upstairs. They typically featured full-width front porches, dormers in the low-hipped roof, often had built in features inside, and were built of a variety of materials, including clapboard, brick, stucco and concrete block. The Koch House has these features, including full width porch, low hipped roof, four room plan, clapboard siding and built-in cabinets. Additional features in the Koch House, such as the swag on the front door, a bay window and pocket doors harken back to the Queen Anne style which was just losing popularity at about the time this house was built.⁸

⁶ GCRoD, Book 28, Page 454, Warranty Deed, Shetterly to Koch, 31 March 1905.

⁷ GCRoD, Book 131, Page 498, Final Decree of Distribution in matter of George H. Koch, deceased, 25 April 1941; Book 88, page 375, Warranty Deed, Koch to Johnson, 1989; Cheryl Wollitz, personal communication to Barbara Kooiman, 14 March 2007.

⁸ <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Foursquare.htm>

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Section 8 Page 4

George and Mary Koch Farm, Grant Co., South Dakota

Although the other outbuildings lack individual distinction, as a collection the farm represents the type and method of construction of early twentieth century agricultural buildings in rural Grant County, South Dakota. While most farms across eastern South Dakota and the rest of the Midwest have lost their historic integrity with construction of modern buildings and loss of or alterations to historic buildings, the Koch Farm provides a rare intact example of a collection of early twentieth century agricultural buildings.

Conclusion

The George and Mary Koch Farmstead represents rural South Dakota architecture of the early 20th century, with the American Foursquare house, the gambrel roof barn and other accessory outbuildings. The house remained in the Koch family for two generations and several decades, making it to the present virtually intact, historically. The Koch House is worthy of recognition as an excellent example of this kind of architecture in early 20th century Grant County, South Dakota.

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George and Mary Koch Farm, Grant Co., South Dakota

Bibliography

Brooks, Allyson and Steph Jacon, *Homesteading and Agricultural Development* Context. Vermillion, SD: South Dakota State Historic Preservation Center, 1994.

Erpestad, David and David Wood. *Building South Dakota: A Historical Survey of the State's Architecture to 1945*. Pierre, SD: South Dakota State Historical Society Press, 1997.

Grant County Historical Society (GCHS), *100 Years in Grant County, South Dakota, 1878 – 1978*, Pierre, SD: State Publishing Co., 1979

Grant County Register of Deeds, located in Grant County Courthouse, Milbank, Grant County, South Dakota.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1984.

Wollitz, Cheryl, personal communication with Barbara Kooiman, 14 March 2007.

<http://architecture.about.com/od/periodsstyles/ig/House-Styles/Foursquare.htm>, viewed on 17 September 2007.

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Section 10 Page 1

George and Mary Koch Farm, Grant Co., South Dakota

Verbal Boundary Description

Lots one (1) and two (2), Koch's Addition, located in the S $\frac{1}{2}$, NE $\frac{1}{4}$ of Section 5, in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, all in Township 120 North, Range 49 West, Fifth Principle Meridian.

Boundary Justification

The boundary incorporates the house, barn and two smaller outbuildings, which are all of the farm related buildings remaining that have been historically associated with the farmstead. This boundary is also the current property boundary, and includes approximately eight (8) acres. It accurately represents the farm yard of the history Koch farmstead.

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Section photos Page 1 George and Mary Koch Farm, Grant Co., South Dakota

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-5 except as noted:

Name of Property: Koch Farm
County, State: Grant County, South Dakota
Photographer: Barb Kooiman
Date of Photographs: January 2007
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

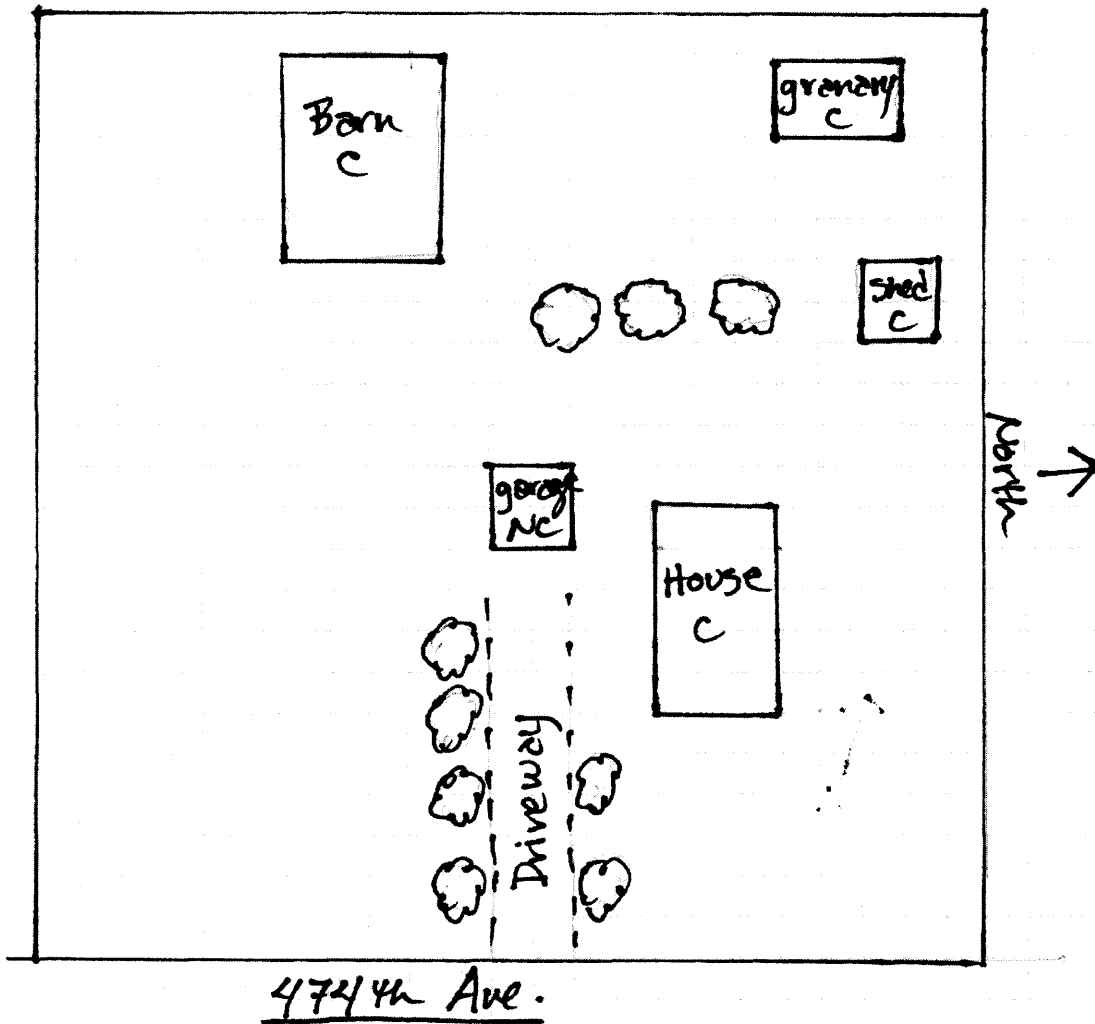
<u>Photo No.</u>	<u>Photographic Information</u>
1.	House – South elevation and east façade, looking northwest
2.	House – North elevation and west elevation, looking southeast
3.	Barn – East and north elevations, looking southwest
4.	Shed – South and east elevations, looking northwest
5.	Granary – East façade, looking west

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Section photos Page 2

George and Mary Koch Farm, Grant Co., South Dakota



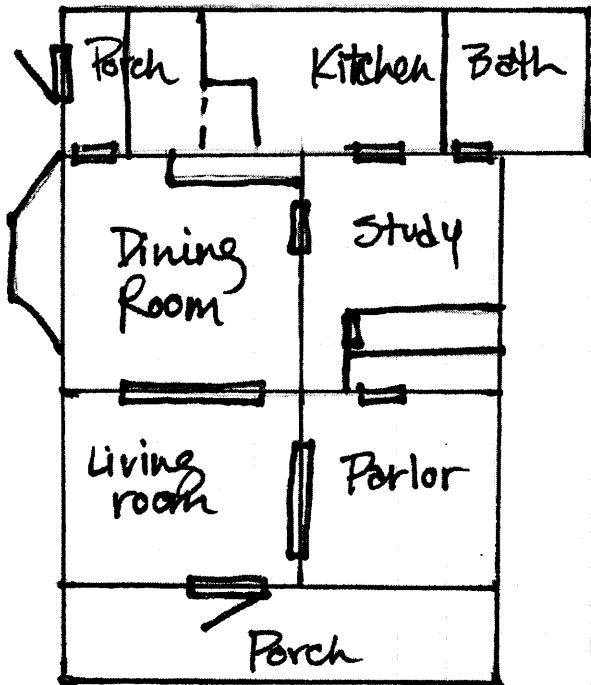
Koch Farm, Grant Center Township, Grant County, SD
Site Plan, Not to Scale

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Section photos Page 3

George and Mary Koch Farm, Grant Co., South Dakota



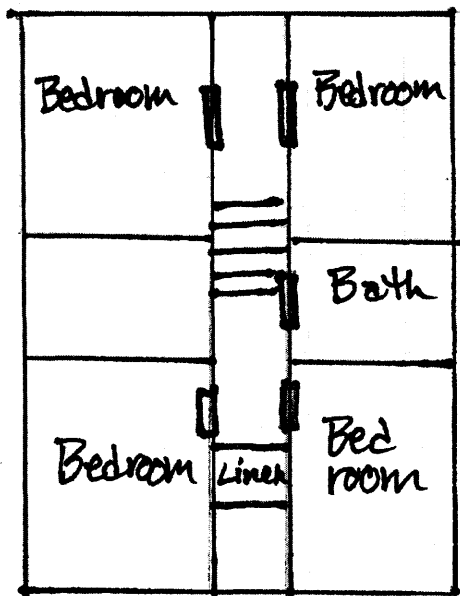
Koch House
Grant Center Township
Grant County, SD
First Floor Plan
Not to Scale
B. Kooiman, Sept. 2007

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Section photos Page 4

George and Mary Koch Farm, Grant Co., South Dakota



2nd Floor Plan