

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received JUN 28 1984

date entered AUG 1 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic <sup>House</sup> Koobs ~~Residence~~ (Old Scotland School, District #23)

and/or common Dave Weight Apartments

**2. Location**

street & number 431 Fourth Street NA not for publication

city, town Scotland NA vicinity of

state South Dakota code 046 county Bon Homme code 009

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartments

**4. Owner of Property**

name David and Elaine Weight

street & number 2909 Stone Place

city, town Sioux Falls NA vicinity of state South Dakota

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Registry of Deeds

street & number Bon Homme County Courthouse

city, town Bon Homme state South Dakota

**6. Representation in Existing Surveys**

title Scotland Historic Sites Survey has this property been determined eligible?  yes  no

date August 1983  federal  state  county  local

depository for survey records Historical Preservation Center

city, town Vermillion state South Dakota

## 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

The impressive silhouette of the Koobs Residence (old Scotland School, District #23) can be seen as one enters Scotland from the south on Highway 25. Situated on a corner lot which has a frame gazebo and a concrete fountain, the long, rectangular, two-storied building has a truncated hip roof and a stucco veneer covering the thick, five-course brick walls. The soddered tin roof is covered with wood shingles. A southwest tower topped with an iron weather vane has five sides and a bell-shaped roof. Flared columns support the roof of the open front porch. Two enclosed porches, which were added after 1904, are located on the south and east facades.

Although most of the windows are rectangular with one over one sash, the house displays many leaded and beveled glass windows including several diamond pattern transoms like those above the lower level tower windows. Fanlight windows are located in the north, west and south gables. On the interior, the vestibule has six beveled glass windows. Some of the original wood trim is intact as well as the handsome built-in dining room cabinets. There are 12 foot ceilings on both the first and second floors.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1885, 1904      **Builder/Architect** NA

**Statement of Significance (in one paragraph)**

As one of Scotland's largest and most interesting buildings, the Koobs residence (old Scotland School, District #23) is significant in the area of architecture.

On June 18, 1884, School District #23 of Dakota Territory purchased six lots for \$300 from John and Rebecca Stafford, early homesteaders and co-founders of the community of Scotland.<sup>(1)</sup> A large three-story brick school was built in 1885 to replace the first schoolhouse in the area.<sup>(2)</sup> The bricks used to construct the new building were probably made at the local brick factory less than one half a mile away; local clay was fired in a kiln near a small hill in southern Scotland. The building was used until a larger school was built in 1903. A year later, the school district sold the property to Dr. H.J.G. Koobs for \$625.00.<sup>(3)</sup> Dr. Koobs, a local physician, remodeled the building to its present appearance. Mr. Donley Max notes in his paper, "Early Day Scotland":

"At that time, when a dollar was worth a dollar, he (Dr. Koobs) spent \$10,000 to remodel it (his house). It was a showplace with a beautiful yard with many elm and blue spruce trees, pagoda type bird houses, a fountain which operated all summer and had gold fish in it. It was a fascinating place for children and we were always welcome." <sup>(4)</sup>

Dr. Koobs changed the structure from a simple rectangular brick school to an impressive private residence. These changes included not only the removal of the third floor but also the addition of several new features: a five-sided tower with bell-shaped roof; three fanlights in the north, west and south gables; leaded and beveled glass windows throughout the building; flared columns that support the front (west facade) porch; and two enclosed porches on the east and south facades. The interior space was also reorganized to accommodate a family dwelling. A fireplace was added as well as built-in dining room cabinets and kitchen and bathroom facilities.

From 1920 to 1958, the property was occupied by Theresa Plattner Church and her husband, a local dentist. After their deaths, the house was sold to the Hambergers, and then to the Bjorums.<sup>(5)</sup> The building, now divided into two apartments, has recently fell into disrepair. The current owners, David and Elaine Weight, are now in the process of restoring the building and the surrounding landscape to its early twentieth century grandeur.

<sup>1</sup>Bon Homme Title Company. Abstract of Title.

<sup>2</sup>A History of Bon Homme County, South Dakota. Dakota Territory Centennial - 1861-1961. Scotland, SD: Scotland Journal, 1961, pg. 17.

<sup>3</sup>Abstract of Title.

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acree of nominated property Less Than One Acre

Quadrangle name Scotland

Quadrangle scale 1:24000

### UTM References

A 

1	4	6	0	4	4	6	0	4	7	7	7	9	3	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

Lots 6-12 both inclusive in Block 3 of Stafford's Addition East to the City of Scotland.

### List all states and counties for properties overlapping state or county boundaries

state NA code county code

state code county code

## 11. Form Prepared By

name/title David and Elaine Weight (with the assistance of Melanie Betz)

organization NA date May 25, 1984

street & number 2909 telephone 605/334-6288

city or town Sioux Falls state South Dakota

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, Office of Cultural Preservation date 06/50/84

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 8-1-84

Keeper of the National Register 

Attest: date

Chief of Registration

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Continuation sheet

Item number 8

Page 1

<sup>4</sup>Donley Max. Early Day Scotland in Chronological Order. Unpublished paper.  
Scotland, SD (n.d.).

<sup>5</sup>Abstract of Title.

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Continuation sheet

Item number 9

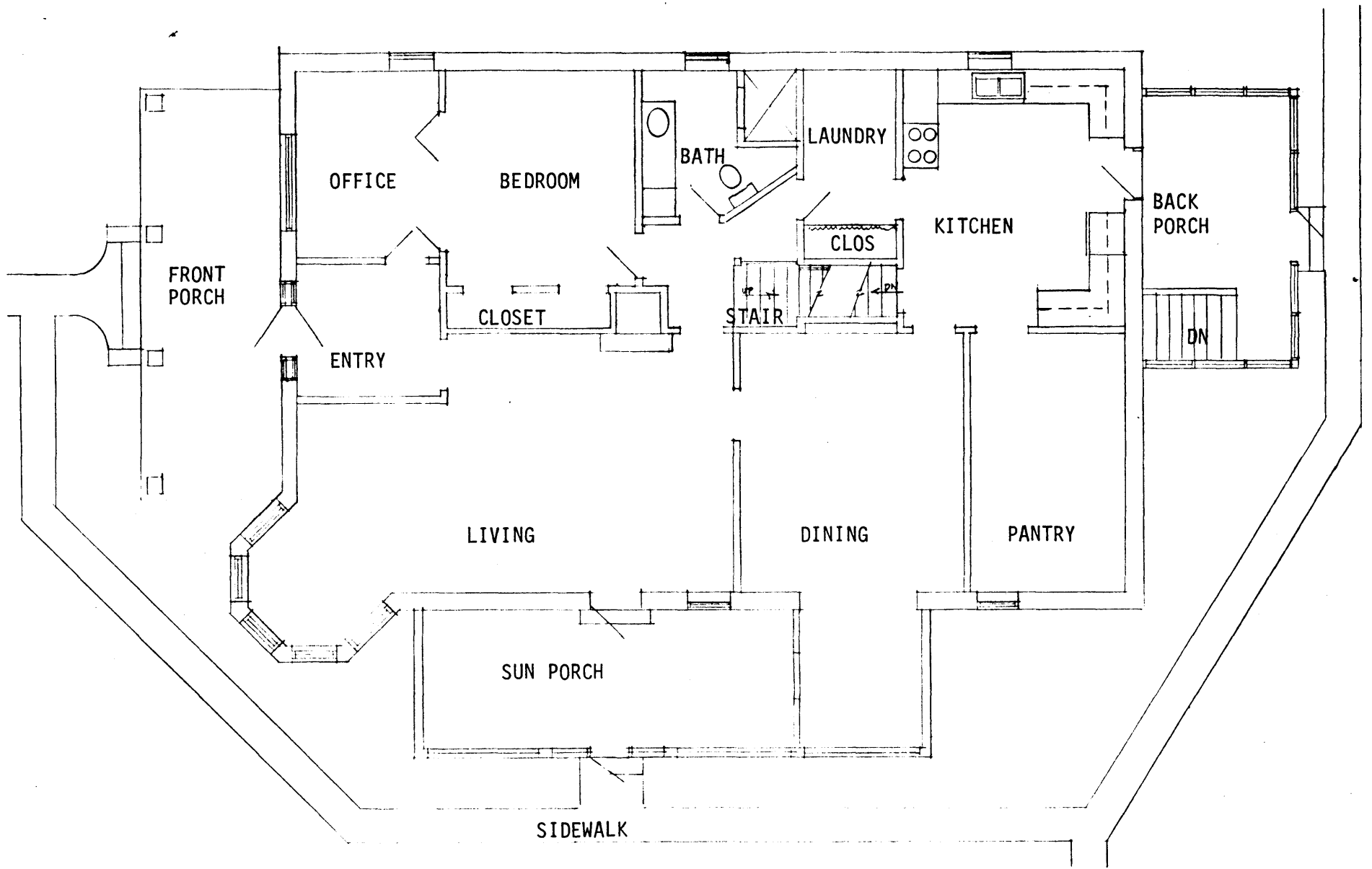
Page 1

Bon Homme Title Company. Abstract of Title to Lots 6-12 Both Inclusive in Block 3 of Stafford's Addition East to the City of Scotland. Bon Homme County, No. 6281, Tyndall, SD.

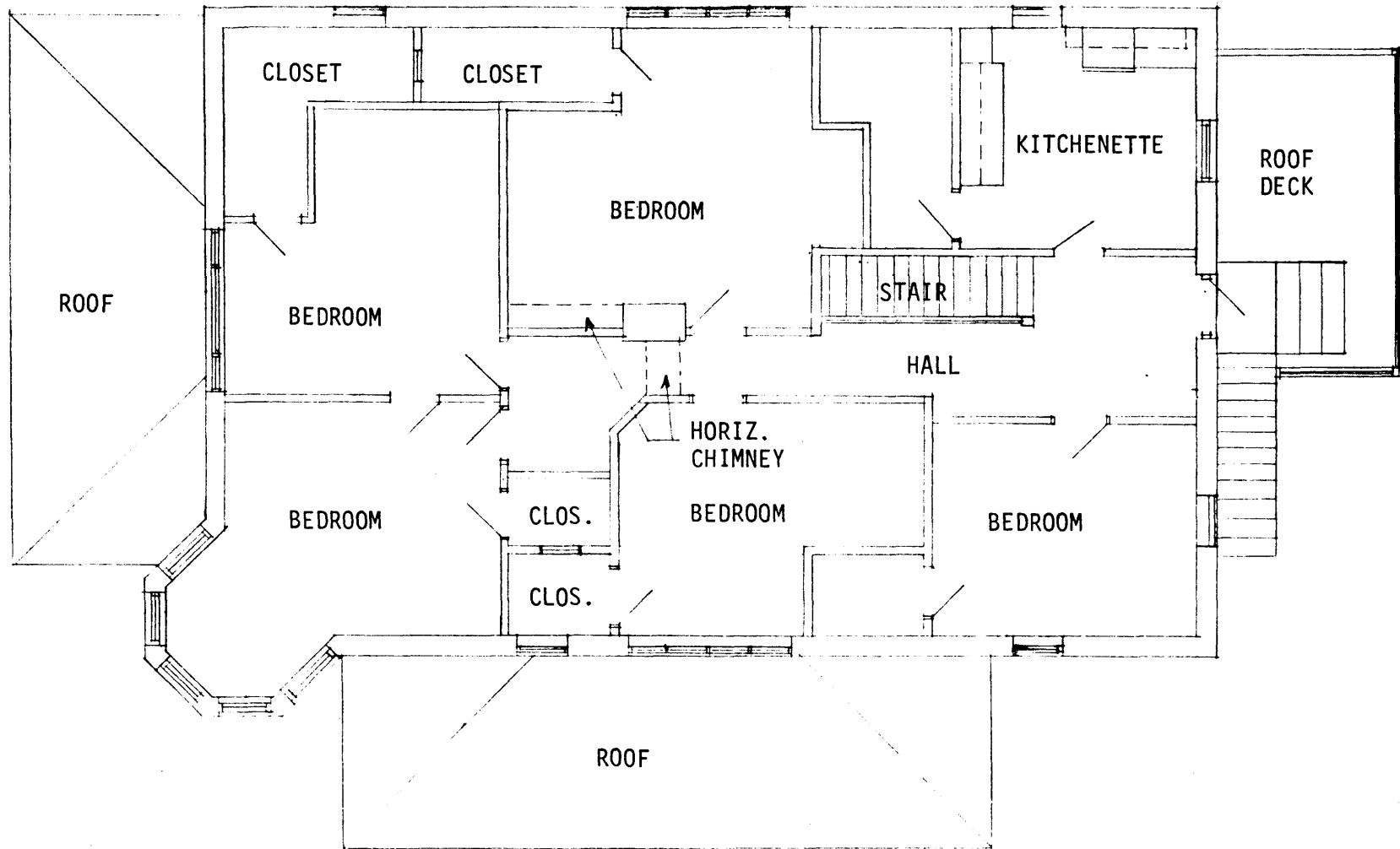
A History of Bon Homme County South Dakota. Dakota Territory Centennial - 1861-1961. Scotland, SD: Scotland Journal, 1961.

Max Donley. Early Day Scotland in Chronological Order. Unpublished paper. Scotland, SD (n.d.).

Max Donley. Oral interview. Scotland, SD, March 8, 1984.



FIRST FLOOR PLAN  
1/8"=1'-0"  
10/1/83



SECOND FLOOR PLAN  
1/8"=1'-0"  
10/1/83