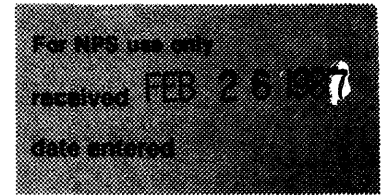


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SITE PE-7

NAME Foster Ranch House

LOCATION Chance vicinity
Perkins County (105), South Dakota (046)

OWNER Velma Foster
Box 523
Meadow, South Dakota 57644

CLASSIFICATION Building, private, NA acquisition,
occupied, restricted access, private
residence

DESCRIPTION Excellent condition, unaltered, original
site

The Foster Ranch House is located about four miles east of South Dakota State Highway 79 about eighteen miles southeast of Meadow, in Perkins County. The house is surrounded by mature trees on a well-tended landscaped lot.

A modified rectangle, this large bungalow style house is of concrete block construction on a concrete block foundation. The core of the house has a flared gable roof with low hipped dormers on all sides, and a large projecting porch on the first floor with a hipped roof. All roof sections are clad with pale gray composition shingles.

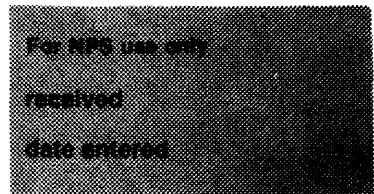
A shed-roofed porch at the rear of the house is clapboarded and screened. The porch with square wooden columns wraps around from the east, across the front (south) and on the west.

Windows are in a variety of shapes and arrangements, ranging from a large bay window in the sitting room to the long narrow beveled windows flanking the front door which is glass. The majority of windows are double-hung. No significant fenestral changes have occurred.

The spacious interior of the first floor is divided into a kitchen, dining room, living room, sitting room, two bedrooms and a bathroom. The original woodwork throughout the house including

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built-in cabinets in the dining room are intact. A staircase in the foyer leads to the bedrooms on the second floor. No interior alterations have been made.

SIGNIFICANCE 1900-present, architecture

DATE: 1918

BUILDER: Not Available

The Foster Ranch house is architecturally significant to rural Perkins County as a fine example of a concrete block house that was popularized by William A. Radford. According to Velma Foster, the present owner, the house was built on the site in 1918 for the original owner.

Cement and concrete block houses were popularized throughout the United States in the early years of the twentieth century through the planning books available from The Radford Architectural Company in New York and Chicago. Plans for all types of cement and concrete block houses with complete sets of blueprints and directions for construction could be purchased from the company for ten to fifteen dollars.

In rural South Dakota however, this type of structure is very rare with only a few known examples. In addition, it is very unusual to locate a house of this age that has not been altered. As the house has not undergone any structural or decorative changes since its construction, its architectural integrity remains intact.

The Foster Ranch House is the finest example of concrete block construction in rural Perkins County. The house is in excellent condition and in an exemplary state of preservation.

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QUADRANGLE NAME Coal Springs SE, SD UTM 13/726540/5024100

QUADRANGLE SCALE 1:24,000

ACREAGE Less than one acre

VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is considered to be a set of intersecting imaginary lines that lie ten feet from the exterior walls of the house in all directions. The site is located in the NE quarter of the SW quarter of Section 24, Township 16 North, Range 16 East in Perkins County, South Dakota.

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