

Survey Report

West Boulevard Historic Resources Survey (District and Expansion)

Reconnaissance Level Survey / Resurvey

Rapid City, Pennington County

Prepared for the

**City of Rapid City, South Dakota and
The Historic Preservation Commission**

By

Rosin Preservation, LLC

March 1, 2016



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Mayor Steve Allender

Rapid City Council

Charity Doyle
Darla Drew
Brad Estes
Steve Laurenti
Chad Lewis

Ritchie Nordstrom
John B. Roberts
Amanda Scott
Ron Weifenbach
Jerry Wright

Rapid City Historic Preservation Commission

Ali DeMerssman, Secretary
Clancy Kingsbury, Vice Chairperson
Eric Monroe, Chairperson
Nate Nelson
Ritchie Nordstrom, Council Liaison

Ken Orrock
John Riker
Aaron Sanders, Alternate
Tim Smith, Alternate
Chris Wehrle, Alternate

Rapid City City Staff

Patsy Horton, Long Range Planning Manager
Sarah Hanzel, Long Range Planning

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ABSTRACT

The objectives for the West Boulevard Historic Resources Survey (District and Expansion) were to photograph and evaluate the integrity of each resource currently listed in the National Register of Historic Places as part of the West Boulevard Historic District listed in 1974 (NRIS #74001898) and in the Boundary Increase listed in 1995 (NRIS #95000770) to determine the extent of alterations to those properties listed in the National Register of Historic Places that have occurred since 1995. An additional objective was to identify those properties in the District which, on the basis of alterations or changes in integrity that have occurred since 1995, could potentially render them non-contributing to the District and to substantiate such assessments; or to identify those properties in the District which have reached fifty years of age and retain integrity. Such resources may be re-evaluated within the expanded context, potentially rendering them as contributing to the District. This project also sought to identify, record, photograph, and evaluate through architectural/historic survey those individual properties within the Survey Area but outside the District that, on the basis of age, integrity, and associations, meet the eligibility criteria for listing in the National Register of Historic Places and to substantiate such assessments. The purpose of evaluating resources was to determine whether they have lost integrity and no longer contribute to the District or whether they have become eligible since the last evaluation and do contribute to the District. An additional objective was to prepare a basic context for evaluating resources that may have become eligible within the last twenty years. The findings of the survey were to be used to recommend changes to the boundaries of the District and to the contributing/non-contributing status of previously listed resources.

The City of Rapid City (City) and the Historic Preservation Commission contracted with Rosin Preservation, LLC to conduct the five-phase reconnaissance level survey/resurvey. The survey met the stated objectives. Updated records for all resources in the survey area were uploaded to the South Dakota Historic Sites Survey online database. The State Historic Preservation Office (SHPO) reviewed and approved the forms, including the recommended contributing/non-contributing status of each resource. In general, most of the resources previously listed as contributing retained sufficient integrity to convey associations with the areas of significance identified in the nomination. The survey identified 110 resources that should change status. Forty-seven resources that were contributing to the District have lost integrity and should become non-contributing. Fifty-four resources listed as non-contributing should now be considered contributing because the resources or their alterations have reached fifty years of age. The context developed in this report supports the eligibility of mid-century resources within the existing Historic District. The mid-century context was also used to support the recommendation to include resources located just outside the District, particularly the St. Elmo Addition south of the 1995

boundary. The survey also examined the commercial encroachment of Mount Rushmore Road and its effects on historic resources on the east boundary of the West Boulevard Historic District.

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INTRODUCTION

The City of Rapid City (City) contracted with Rosin Preservation, LLC to conduct the West Boulevard Historic Resources Survey (District and Expansion), a five-phase reconnaissance level survey/resurvey of historic resources within the West Boulevard neighborhood, including the West Boulevard Historic District (District) (*Figure 1*). Platted and developed beginning in the late 1800s, this roughly 251 acre Survey Area contains a cohesive residential neighborhood that emerged as one of the first such neighborhoods in the city.

As the first phase of the project, Rosin Preservation developed a plan for completing Phases 2-4 of the project. Phase 2 consisted of an initial analysis of the Survey Area; definition of survey boundaries, including the existing District and residential resources immediately outside the boundaries of the District; and preliminary research to identify sources. Additional funding became available during Phase 2, necessitating the creation of Phase 2A. Phase 2A was a survey of the properties in the Survey Area but outside the District, in-depth research, and the creation of new records in South Dakota's online survey database. In Phase 3, the existing District was surveyed, and data from Phases 2A and Phase 3 was entered into South Dakota's online survey database. Preliminary analysis of the data was also conducted during Phase 3. Phase 4 is the preparation of this report detailing the survey findings and recommendations.

The Survey Area is located in Rapid City, Pennington County, South Dakota. The 251 acre Survey Area is comprised of two sections: the existing West Boulevard Historic District (District) and the area of recommended boundary expansion (Expansion) immediately surrounding the District. The District was listed in the National Register of Historic Places in 1974 and expanded to the current boundaries in 1995. The blocks that line the east and west sides of West Boulevard from St. Joseph Street south to between St. Andrew and St. Patrick streets comprise the District at the core of the West Boulevard neighborhood. The surveyed properties in the Expansion included primarily residential properties lining the east, south, and west sides of the District. This survey was conducted to provide a better understanding of changes that have occurred to the resources in the District since 1995 and to determine if the contributing and non-contributing status of resources has changed and whether these changes should affect the boundaries. Analysis of the Expansion evaluated whether another boundary expansion to the District is reasonable. Determining the possibility of expanding the boundaries of the District requires an understanding of the context of the entire neighborhood as well as an evaluation of extant resources.

The District occupies roughly 217 acres and contains 534 primary resources (*Figure 1*). The expanded survey area (Expansion) occupies roughly thirty-four acres and contains 224 primary resources. These irregularly-shaped survey areas contain resources typical of a residential neighborhood, primarily single-family residences. The majority of the primary resources, defined

as single-family residences, multi-family apartment buildings, or commercial buildings, maintain their historic functions. Nearly seventy-five percent of the primary resources have auxiliary resources such as garages or outbuildings. The primary resources represent a range of construction dates, from 1878 to 2014. The majority were constructed between 1910 and 1929. They reflect the growth of the city, as it developed in the 1900s.

Between April 2014 and March 2016, Rosin Preservation principal Elizabeth Rosin, and associates Rachel Nugent and Lauren Rieke, and sub-consultant Brad Finch performed survey activities. All personnel of Rosin Preservation meet or exceed the National Park Service standards for historic preservation professionals (36 CFR 61). Ms. Rieke and Mr. Finch completed field survey and photography. Ms. Nugent and Ms. Rieke entered data into the online survey database. Finally, Ms. Nugent and Ms. Rieke analyzed the data, prepared the historic context, developed survey recommendations, and prepared this report of findings. In February 2016, the findings were presented to the citizens of Rapid City in a public meeting. The public presentation included a description of the findings as well as a slide show of significant sites in the survey area and identification of sites potentially eligible for the National Register. The field notes, survey findings documentation, and other project materials will be stored on file at the City of Rapid City Planning Department.

FIGURE 1- SURVEY AREA

District boundaries outlined in BLUE Expansion boundaries outlined in YELLOW

(ATTACHED)

(District and Expansion)

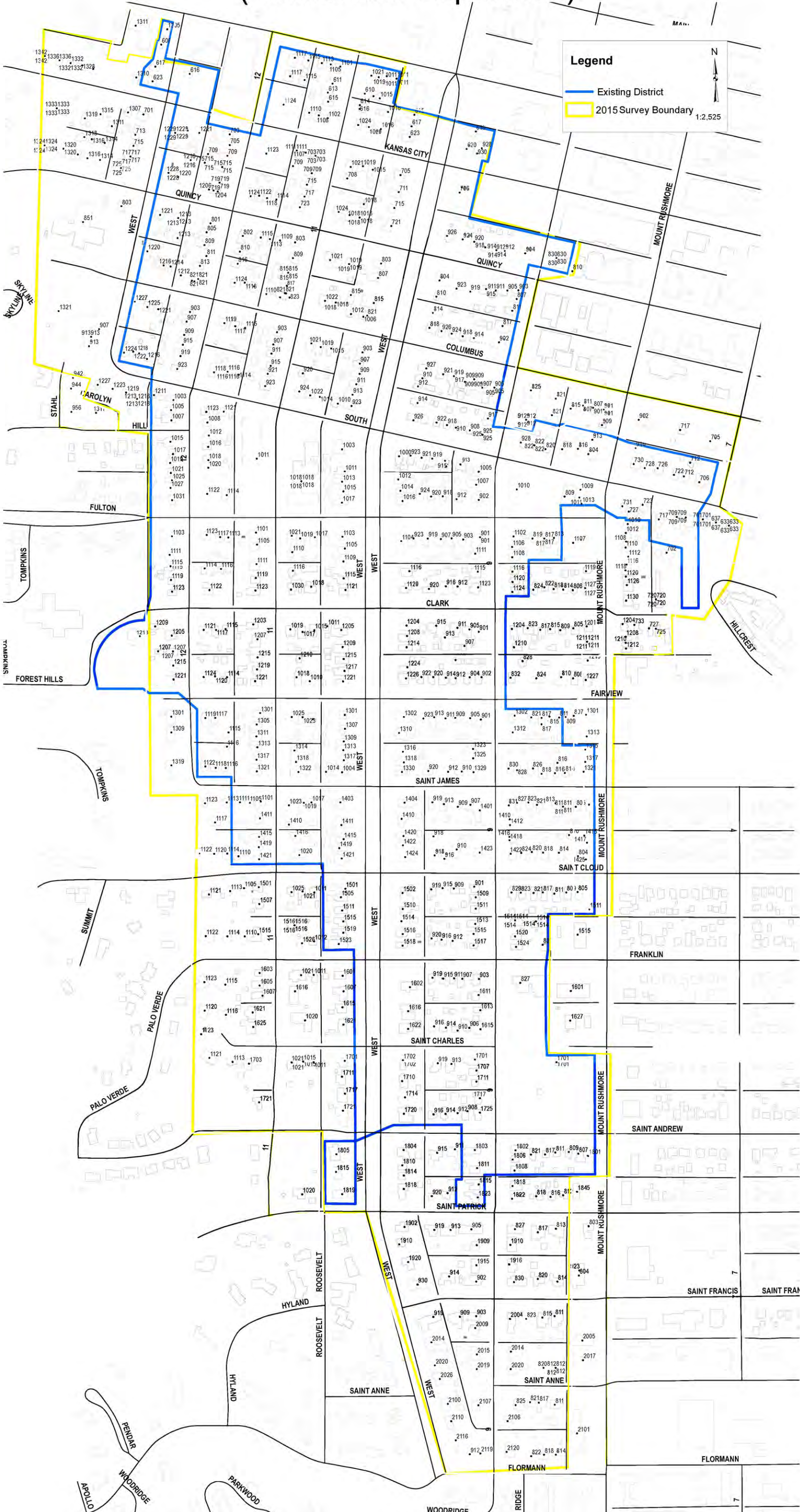
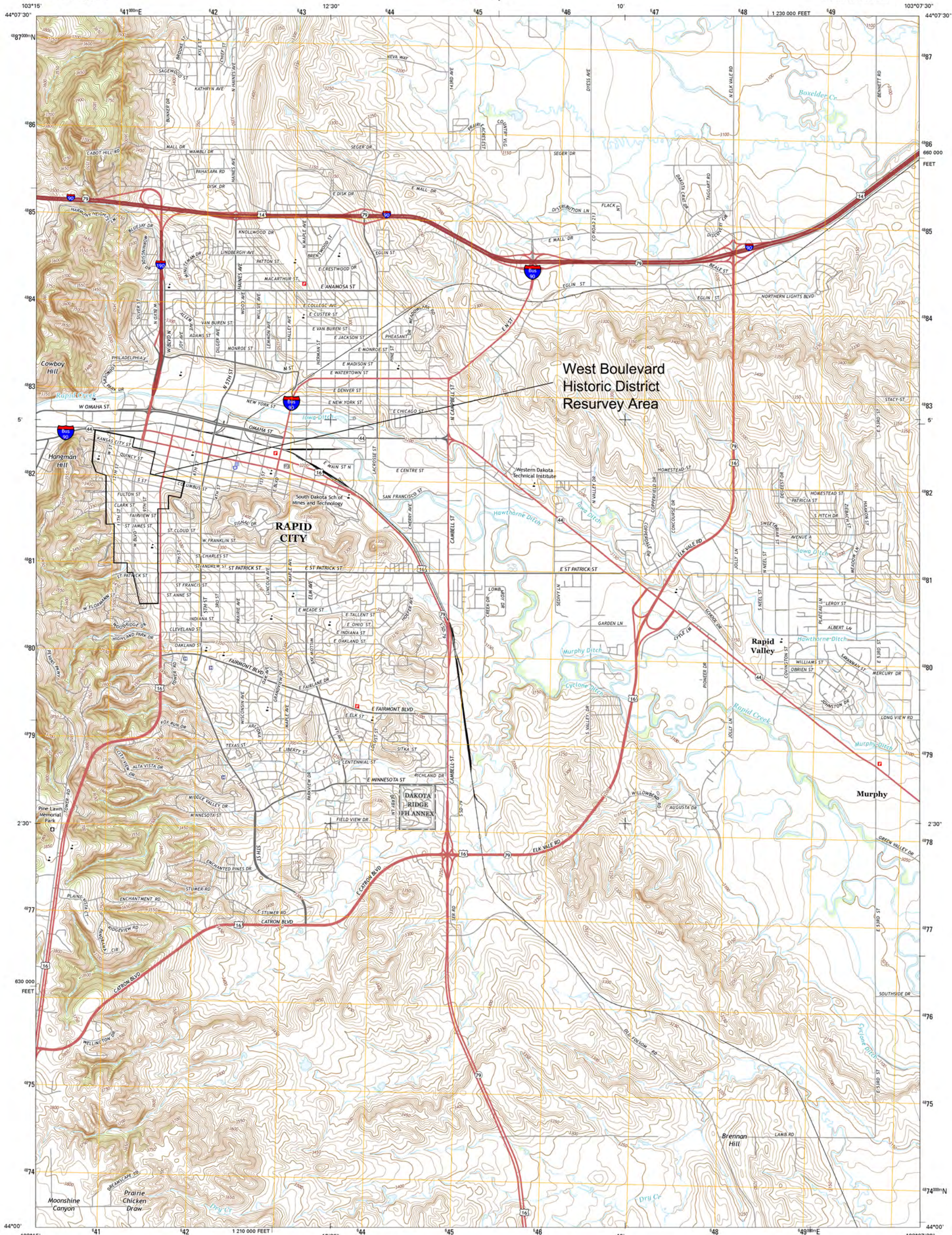


Figure 1A – 7.5 USGS Quad Map

(ATTACHED)



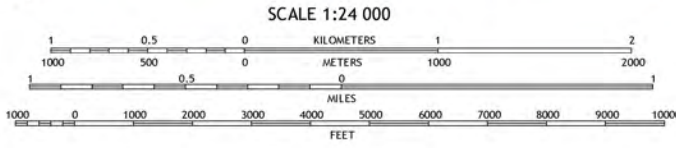
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid. Universal Transverse Mercator, Zone 13T
10 000-foot ticks: South Dakota Coordinate System of 1983
(south zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2014
Roads.....HERE, ©2013 - 2014
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2005
Boundaries.....Multiple sources; see metadata file 1972-2015
Public Land Survey System.....BLM, 2015

UTM GRID AND 2015 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
FJ
Grid Zone Designation
13T



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp

Local Connector
Local Road
4WD

Interstate Route
US Route
State Route

QUADRANGLE LOCATION

ADJACENT QUADRANGLES

1	2	3
4	5	6
7	8	9

1 Blackhawk
2 Rapid City NW
3 Bend
4 Rapid City West
5 Box Elder
6 Rockerville
7 Hermosa NW
8 Hermosa NE

RAPID CITY EAST, SD
2015

SETTING

The West Boulevard Historic Resources Survey (District and Expansion) includes roughly 251 acres in Rapid City, Pennington County, South Dakota. It is a historically residential neighborhood located less than one-half-mile southwest of the city center. It is located immediately southwest of the central business district near the center of the city. Interstate 90 runs approximately two miles north of the survey area. The commercial corridor of St. Joseph Street forms the northern boundary and continues west into downtown Rapid City as Main Street. This survey concentrated on the residential blocks east and west of West Boulevard, the main thoroughfare of the neighborhood. The survey area covers six platted subdivisions: *Boulevard Addition* (platted 1885); *Florman Addition* (platted by 1909); *West Boulevard* and *Lampert's Addition* (platted between 1909 and 1915); *Ridge Park Addition* (platted between 1930 and 1948); and *St. Elmo Addition* (platted between 1930 and 1948). It is divided into two survey areas: a resurvey of the existing West Boulevard Historic District (District) and areas on the east, south and west sides of the District (Expansion) (*Figure 1*). The District contains 881 total (primary and secondary) resources within an irregularly bound 217 acre area. The thirty-four-acre Expansion contains 318 total resources bounded roughly by the lines of the town plats. In total, the survey examined 758 primary resources, including single-family dwellings, apartment buildings, and commercial buildings, plus 441 secondary resources, such as garages or alley houses.

The Survey Area is relatively flat. The areas west of West Street, east of Mt. Rushmore Road and at the far southwest corner rise steeply toward the outer edges of the Survey Area. The orthogonal



Figure 2. Typical paved alleys

street grid follows the Rapid City convention with named streets running east-west and numbered streets running north south, with the exception of Mt. Rushmore (formerly 8th Street), West Boulevard (occupying 10th Street) and West Street (west of 12th Street). North of South Street, the grid is oriented at a 30-degree angle, following the orientation of the Original Town Plat (1877). Gravel or asphalt alleys run north-south and east-west through most blocks; blocks at the south end of the Survey Area have only east-west alleys (*Figure 2*).

The size and number of lots varies within each block. Generally, lots along West Boulevard and in the St. Elmo's Addition are wider and deeper than lots on adjacent streets. Concrete sidewalks line most streets.

The Survey Area is predominately residential, as it was historically. Many residential resources along Mt. Rushmore Road, now Route 16, and the northeast corner of the Survey Area, closest to the central business district, have been converted to a commercial function while other resources in these same zones are purpose-built commercial buildings. Historically non-residential resources in the Survey Area include two purpose-built hospitals, two public schools, two churches, one nursing home, one park, and several purpose-built commercial buildings. The surveyed resources illustrate a variety of residential property types and architectural styles constructed in Rapid City. The resources date from shortly before the platting of the Boulevard subdivision to the completion of the most recent dwelling in 2014. Variations in the character and types of resources provide information about the historic patterns of residential development that occurred in the neighborhood and Rapid City as a whole.

The main thoroughfare of West Boulevard runs north-south through the center of the Survey Area. A landscaped central median, wide sidewalks, and lots with wide frontage create a park-like setting along the street. The majority of the resources are set back from the street, surrounded by open lawns. Lots along West Boulevard are larger than lots on adjacent streets and have wide tree lawns. Mature deciduous and coniferous trees dots each lot. Wood or chain link fences enclose the rear portions of some lots. Most properties have secondary resources such as garages or outbuildings. Alley houses fill separate parcels along many of the alleys. Some of these secondary resources have styles and materials similar to the primary resource; others are simple, utilitarian buildings.

Constructed between 1878 and 2005, the majority of the resources date to the early- to mid-twentieth century. Throughout the survey area, resources showcase a mix of high-style and vernacular designs that represent a variety of styles and sizes, from Craftsman Bungalow and Minimal Traditional to Queen Ann and Tudor Revival (*Figure 3*). Popular



Figure 3. Eclectic mix of architectural styles (South Street)

architectural forms are also present in the Survey, including the National Folk Form, Minimal Traditional and Ranch. Most houses are 1- to 2-story frame construction clad in wood or vinyl siding, although brick, stone, or stucco cladding is also common. The southern part of the survey area has a higher concentration of ranch houses dating to the mid-twentieth century. In the northern part there is less continuity of size, date, and style among the resources on each block, creating an eclectic neighborhood. Common alterations to resources throughout the district include enclosed porches and replacement siding and windows. These changes do not necessarily compromise the

integrity of the resource. Reflecting the time periods for these stylistic trends and a great building boom in Rapid City, the majority were constructed between 1910 and 1929 and later between 1945 and 1965.

SURVEY METHODOLOGY

Rosin Preservation completed the West Boulevard Historic Resources Survey (District and Expansion) in conformance with the procedures for historic resources survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Nebraska State Historic Preservation Office *Instructions for Completing the Architectural/Historic Inventory Form*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. All personnel for Rosin Preservation meet or exceed the National Park Service standards for historic preservation professionals (36 CFR 61).

The scope of work included the following:

- Field survey and photography of individual properties.
- Archival research sufficient to develop a historic context for the Survey Area and to identify dates of construction (approximate to within five years) for all buildings surveyed.
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.
- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.
- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.
- Evaluation and determination of properties that appear eligible for listing in the National Register of Historic Places.
- Re-evaluation of the integrity of properties currently listed in the National Register of Historic Places.
- Recommendations for future preservation of historic resources identified in the Survey Area.

FIELD SURVEY

The reconnaissance level field survey was completed in April of 2015. During field survey the consultants examined every resource in the Survey Area regardless of age, whether it had been

previously surveyed, or its existing National Register designation. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition. Primary elevation photographs conform to standards for survey documentation set forth by the South Dakota State Historic Preservation Office.

SURVEY OBJECTIVES

The West Boulevard Historic Resources Survey encompasses four objectives:

- 1) to photograph and evaluate each resource in the District through architectural/historic survey to determine the extent of alterations to those properties listed in the National Register of Historic Places that have occurred since 1995;
- 2) and to identify those properties in the District which, on the basis of alterations or changes in integrity that have occurred since 1995, could potentially render them non-contributing to the District and to substantiate such assessments; or to identify those properties in the District which have reached fifty years of age and retain integrity. Such resources may be re-evaluated within the expanded context, potentially rendering them as contributing to the District;
- 3) to identify, record, photograph, and evaluate through architectural/historic survey those individual properties in the Expansion that, on the basis of age, integrity, and associations, meet the eligibility criteria for listing in the National Register of Historic Places and to substantiate such assessments;
- 4) and to identify and characterize those portions of the Survey Area which, on the basis of insufficient age or integrity, exclude them from consideration for nomination in the National Register of Historic Places and to substantiate such assessments.

ARCHIVAL RESEARCH

Historical research is critical to understanding the evolution of the built environment as well as the social history of the Survey Area. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable relationship between the events in West Boulevard's history and its built environment, to develop a historic context for the Survey Area, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided background information about the people, buildings, and developments that created the residential community that exists in 2015. The consultants reviewed the existing National Register nomination for the West Boulevard Historic District, 1990-1991 historic site inventory forms for resources in the District, and written histories of the neighborhood and the City of Rapid City. Primary sources, such as city directories, were reviewed to understand the development of the Survey Area. Other sources included the *Sanborn Fire Insurance Maps* from 1909, 1915, 1923, 1930, and 1948, and historic photographs. The Pennington County Tax Assessor records provided approximate dates of construction, although these had to be verified through field survey and additional research.

COMPILATION OF DATA

Rosin Preservation compiled survey information and entered the data in the South Dakota State Historical Society's online database. The database fields record each building's physical features (e.g., plan shape, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction, original and current function). When linked with digital records from past and future surveys, this database enhances the understanding of historic resources in West Boulevard.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

The "Survey Results" section of this report provides a detailed description of this analysis and the survey findings for each separate section of the Survey Area.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and vernacular property types by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or vernacular property type. *A Field Guide to American Houses* by Virginia McAlester provided guidance for identifying properties by architectural style or building form and ensured the use of terminology consistent with National Register nomenclature.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

The survey did not change any dates of construction identified in the existing survey forms and in the National Register nomination for resources in the District. Historic maps and atlases, written histories of the area, and county tax assessor records provided starting points for determining dates of construction for resources in the Expansion. When historic accounts, county tax records, and historic maps did not provide conclusive information, architectural style and comparison to similar buildings in the Survey Area were used to estimate construction dates.

EVALUATION OF INTEGRITY

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.¹ The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.²

¹ A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

² U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

Based on visual inspection, each building received an integrity rating of Excellent, Good, Fair, or Poor reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.³ The consultants employed a “glass half-full” approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria served as the basis for rating architectural integrity in this survey.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building’s openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building’s style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;

³ Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Fair

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;

- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

EVALUATING NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear potentially eligible for National Register listing.⁴ Rosin Preservation used the following terminology to complete this analysis.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district's areas of significance.
- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district. A National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically have "Excellent" or "Good" integrity, although there may be occasions where resources with "Fair" integrity are contributing.
- **Non-Contributing to a District** applies to properties located within a historic district that have lost their historical integrity, were not present during the period of significance, or do not relate to the documented significance of the district. In some cases, non-contributing buildings, those with integrity ratings of "Fair," can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.
- **Not Eligible** applies to properties that are located outside the boundaries of a historic district because they were not present during the period of significance or they do not relate to the documented significance of the district, regardless of their age. These resources also do not retain sufficient integrity or significance to merit individual listing.
- **Less than Fifty Years of Age** applies to properties that are less than fifty years old and have not reached the general threshold for National Register eligibility. The National Park Service considers fifty years to be the length of time needed to develop historical

⁴ SHPO staff makes official determinations of National Register eligibility for properties in South Dakota.

perspective and to evaluate significance. The National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this Survey, the fifty-year end date was 1965. Buildings in this category that received integrity ratings of “Excellent” or “Good” may be re-evaluated for eligibility for the National Register once they reach fifty years.

HISTORIC CONTEXT

THE CITY OF RAPID CITY

Although what is now known as South Dakota was originally part of the Louisiana Purchase (1803) with the first trading post established in 1817 at Fort Pierre, European settlement did not begin in earnest until the 1860s once the area was officially designated a U.S. Territory with a temporary government.⁵ Settlement in the Black Hills region began in the 1870s as miners came to the area to prospect for gold. Gold was discovered during an 1876 expedition led by General George Custer, resulting in the Black Hills Gold Rush.⁶ Despite efforts by the United States Army to curb permanent settlement in the area that had been designated Native American lands in the 1868 Treaty of Laramie, by 1875 around 1,000 miners had come to the Black Hills.⁷ Towns such as Deadwood and Lead were quickly established at the north end of the Black Hills.

John C. Brennon and a group of miners founded Rapid City on February 25, 1876 along Rapid Creek.⁸ It served as a trading center that catered to the mining boom by providing services such as hotels and supplies. When Pennington County was organized in 1877, Rapid City was elected the county seat and a new town plat increased the original boundaries by 130 blocks, including a small portion of at the northeast corner of the Survey Area. Most of the earliest buildings in the town were log construction. Frame buildings were constructed beginning around 1878, when saw mills were established.⁹

The mining industry in the Black Hills grew and greatly impacted the development of the region, as settlers established the businesses and services they and their families needed, such as city government, schools, grocers, dry goods, drug stores, hardware stores, and blacksmith shops, among others. Rapid City had a population of 312 in 1880, two years before it incorporated on October 19, 1882. In an effort to improve transportation and establish Rapid City as a regional hub, the city worked to bring in the Fremont, Elkhorn and Missouri Valley Railroad, diverting it from its originally proposed route through Deadwood, roughly forty miles northwest of Rapid City. The first train entered the city on July 5, 1886.¹⁰

Following the arrival of the railroad, the city became a regional transportation hub, connecting the Black Hills and communities to the south and east. Development skyrocketed and new areas of land were annexed into the city limits. The forty-two block Boulevard Addition was platted in

⁵ Doane Robinson, *History of South Dakota*, Volume 1 (Indianapolis, IN, B.F. Bowen & Co. Publishers, 1904), 54-55, 93, 188.

⁶ Ibid, 258.

⁷ Charles Nauman, "Rapid City. A Place, A People, and A Perspective," Dave Strain, ed. *Black Hills Hay Camp: Images and Perspectives of Early Rapid City*, (Rapid City, South Dakota: Dakota West Books, 1989) 1.

⁸ Scott Gerloff, Historical Preservation Center, National Register of Historic Places Nomination "West Boulevard Historic District," (Vermillion, South Dakota: 1974).

⁹ David B. Miller and Ann Connery Frantz, *Gateway to the Hills: An Illustrated History of Rapid City*, (Northridge, California: Windsor Publications, 1985), 16

¹⁰ Nauman, 210

1885 immediately west of the Original Townsite at the north end of the Survey Area.¹¹ In 1887 the local citizens founded the Rapid City School of Mines to train newcomers to the mining industry. The school would eventually become the South Dakota School of Mines and Technology that operates to the present day.¹² The railroads continued to play an important role in the development of the city. The opening of passes through the Great Sioux Reservation in 1889 facilitated the construction of rail lines from the Missouri River to the Black Hills, such as the Chicago and Northwestern line in 1907.¹³

Rapid City grew steadily in the late 1800s and early 1900s. By 1890, the population reached 2,128.¹⁴ However, the economic depression that followed the Panic of 1893 slowed the city's economy for a short period. As the city began to recover in the late 1890s, new brick buildings replaced the frame buildings that characterized the downtown commercial district, northeast of the Survey Area. Electricity and the automobile arrived in the early 1900s, and paved and macadam roads followed shortly thereafter in 1908.¹⁵

By 1910 the city had a population of 3,854.¹⁶ As the railroad had done in the 1800s, new highways in the 1910s enhanced Rapid City's connection to the surrounding region. Concurrently, new large businesses brought prosperity to the city. Corporate mining operations began to replace individually-owned mines. The Warren-Lamb Lumber Company was formed in 1914 after an earlier mill had failed. It operated until the 1930s and became one of the largest mills in the region.¹⁷ Other businesses provided the building materials necessary for construction, including the state-run South Dakota Cement Company, the Dakota Plaster Company in northwest Rapid City, and the Louis Volin brickyard east of the city.¹⁸ Rapid City soon became the economic center for the Black Hills Region as commercial activity shifted away from Lead and Deadwood. In 1920, the population reached 12,720, four times the size of the population just a decade before.¹⁹

The 1920s brought a shift in the region's leading industries. Mining operations, sawmills, and railroads all began to wane. The abrupt end to government guarantee of farm prices coupled with reduced production due to soil and weather conditions created an economic depression that began in the early 1920s. Rapid City, however, remained strong due its diverse industrial and political economy.²⁰ In addition to being an industrial, political, and trading center, the city became an important tourist destination during this decade. With the completion of Mt. Rushmore in 1927,

¹¹ Barbara Kooiman, Elizabeth Butterfield, Christina Slattery, National Register of Historic Places Nomination, "West Boulevard Historic District Amendment (Boundary Increase)," (La Crosse, Wisconsin, 1995), 8-5

¹² Miller and Frantz, 24-25.

¹³ Ibid, 35.

¹⁴ Kooiman, Butterfield and Slattery, 8-3.

¹⁵ Miller and Frantz, 40.

¹⁶ Ibid, 41.

¹⁷ Black Hills Hay Camp, 128.

¹⁸ Ibid, 134.

¹⁹ Miller and Frantz, 40-41.

²⁰ Ibid, 77.

the leaders in the region hoped the Black Hills would become a significant draw for visitors. The designation of Custer State Park in 1912, the creation of Badlands National Park in 1929, and other recreational activities solidified Rapid City's role as a tourist center in the region.²¹ The Hotel Alex Johnson, Rapid City's largest tourist hotel, was completed in 1928 and rose ten stories above the downtown commercial center.²²

The growth of the city overall in the 1910s and 1920s resulted in a proliferation of new residences, including in the West Boulevard Neighborhood. Residents worked in the factories, the mines, and in the tourist industry, as well as all of the other occupations necessary to sustain a city, such as teacher, doctor, lawyer, and merchant.

By 1930 the population reached 10,404 and Rapid City was the largest city in the Black Hills.²³ The economic downturn brought on by the Great Depression temporarily stifled the economic potential of the tourism industry.²⁴ In an attempt to alleviate the economic constraints of the worsening conditions over the course of the 1930s and the federal government provided funds and coordinated construction projects as an investment in what was clearly intended to become the Black Hills' dominant industry: tourism and recreation. Federal programs such as the Works Progress Administration (WPA), Civilian Conservation Corps (CCC), and the Public Works Administration (PWA) provided employment for many local and regional residents. In addition to the construction of Wilson Park, discussed below as a resource in the Survey Area, seven projects within the city limits improved public infrastructure, erected new educational and cultural facilities, and improved existing facilities. Projects initiated between 1934 and 1941 included a substantial waterworks project and construction of the Rapid City Historical Museum, Dinosaur Park, and the O'Harra Memorial Building at the South Dakota School of Mines. Improvements to existing facilities included an addition to the Rapid City Carnegie Library constructed in 1915, the rebuilt lake and dam at Canyon Lake Park, and the substantial construction of Camp Rapid.²⁵ Camp Rapid, roughly three miles west of downtown Rapid City, originally operated as the summer encampment for the South Dakota National Guard. Three projects in the vicinity of Mt. Rushmore included the construction of dams, picnic areas, campgrounds, lodge facilities, and new water and sewer systems at Custer State Park, a new fire look-out tower, pumphouse, and dam at Harney Peak, and a dam at Sheridan Lake, all designed to create or improve existing recreational destinations.²⁶ With the assistance of federal employment and improvement programs, Rapid City

²¹ Strain, 200.

²² Miller and Frantz, 76.

²³ Kooiman, Butterfield and Slattery, 8-4.

²⁴ Miller and Frantz, 77.

²⁵ Kathy Bunkowske, "Works Progress Administration Projects in Rapid City, South Dakota: Surviving in to the 21st Century," *States and Cities: Rapid City*, "The Living New Deal," available on-line <<https://livingnewdeal.org/>> (accessed 17 December 2015).

²⁶ Kathy Bunkowske, "Works Progress Administration Projects in Rapid City, South Dakota: Surviving in to the 21st Century," *States and Cities: Mt. Rushmore*, "The Living New Deal," available on-line <<https://livingnewdeal.org/>> (accessed 17 December 2015).

grew in the 1930s, albeit at a much slower rate than in previous decades. The population in 1940 was 13,844.²⁷

As the country prepared for the impending international conflict in the early 1940s, the US Military established Rapid City Army Air Base in 1942. Camp Rapid also came under federal control during World War II as a National Guard facility. Located roughly six miles northeast of downtown Rapid City, the new air base provided an economic stimulus for the area that continued the gains of the late 1930s. In addition to the jobs required to construct the base, military personnel and their families moved to Rapid City to support base operations. An estimated 14,000 men were stationed at the base during the war.²⁸ The base trained crews of pilots, navigators, radio operators, and gunners to man the B-17 flying fortresses, the heavy bombers that contributed to the assault on Axis forces in Europe.²⁹ Following the end of World War II, the base operated a training center for weather reconnaissance missions. It was declared temporarily inactive in September 1946, only to be reactivated in March 1947 as a US Air Force Base in response to the security threats of the Cold War. Renamed Weaver Air Force Base, Rapid City Air Force Base, and eventually Ellsworth Air Force Base in 1953, this facility operated manned bombers with about 3,000 personnel.³⁰ As the Cold War escalated in the late 1950s and early 1960s, the 44th Strategic Missile Wing with its Minuteman Missiles operated from Ellsworth, adding additional personnel and residents to the city. The Rapid City population nearly doubled in the 1940s, from 13,844 to 25,312.³¹

Once the food and materials rationing of the war years ended and the economic stimulus of the war left people with more disposable income than in recent decades, the tourism industry in the Black Hills rebounded substantially, fulfilling the community's earlier intentions to make Rapid City the gateway to this recreational area. Between tourist courts and hotels, the city could accommodate six thousand visitors each night, for an estimated total of about one million tourists each year.³²

In response to this tremendous growth, elected leaders commissioned the city's first comprehensive city plan in 1949. The plan recognized the contributions of agriculture and livestock as well as the state cement plant and the air force base to the economy of Rapid City, establishing it as a regional trade and distribution center. The strong economy of the 1950s and 1960s enabled the residential and commercial growth experienced throughout the city limits and extended to previously undeveloped suburban areas.³³

²⁷ US Census Bureau, US Decennial Census, 1940.

²⁸ R.L. Polk's Rapid City (Pennington County, SD) Directory, (Omaha, NE: R.L. Polk & Co. Publishers, 1940) IX. On-line <Ancestry.com> (accessed 22 December 2015).

²⁹ Miller and Frantz, 86-87.

³⁰ Ibid, 97; City Directory, IX.

³¹ US Census Bureau, US Decennial Census, 1950.

³² R.L. Polk's, IX.

³³ Miller and Frantz, 98.

WEST BOULEVARD NEIGHBORHOOD

The West Boulevard area developed as a residential neighborhood in the earliest years of the city's prosperity and is an early example of a residential subdivision in the region.³⁴ Houses were constructed in the area beginning in the late 1870s. The one-story vernacular houses at 911 Quincy (1878), 1115 Quincy (1878), 1027 12th Street (c.1883), 1031 12th Street (c.1883), 1018 Columbus (1883), and 804 West Boulevard (1884) and the two-story Chase House at 821 West Boulevard (1884), were erected before the area was platted, as evidenced by their siting on the lots, closer to the street. Development began in earnest in 1885 when the neighborhood was platted as the forty-two block Boulevard Addition. Located southwest of the Original Town Plat (1877), the addition was bounded by St. Joseph Street and St. James Street on the north and south, respectively, and 8th Street (Mt. Rushmore Road) and West Street on the east and west, respectively. A newspaper article from 1885 stated that "West Boulevard will be improved with some handsome buildings before long. It will be one of the most handsome streets in the territory in a few years."³⁵

From St. Joseph Street to South Street, the orthogonal grid of streets aligns with the Original Town Plat, which was oriented roughly thirty degrees to the east. The streets south of South Street are oriented north-south. In addition to the east-west alley that characterized block in the original plat, blocks in the Boulevard Addition also had a north-south alley. This made it possible to have houses facing three streets, rather than just two, thus allowing for more development of the blocks.³⁶ West Boulevard was the main thoroughfare at the center of the new addition. A large grassy median, divided traffic, wide sidewalks, and large lots with open front yards created a park-like setting along the Boulevard.³⁷



Figure 4. West Boulevard Neighborhood, c.1890. (Strain, 134)

The neighborhood grew steadily. Many of the city's wealthy residents constructed houses in the popular architectural styles of the period (*Figure 4*). George Schneider, president of Pennington County Bank, constructed the two-and-one-half-story brick Queen Anne style house at 803 West Boulevard in

1888. Tom Sweeney, owner of the largest retail business in the city erected a two-and-one-half-story Queen Anne style house with clapboard siding at 1021 Quincy Street in 1889. Local builders

³⁴ Kooiman, Butterfield and Slattery, 8-6.

³⁵ Strain, 134.

³⁶ Kooiman, Butterfield and Slattery, 8-5.

³⁷ Kooiman, Butterfield and Slattery, 8-6.

or property owners constructed most houses, which is reflected in the more vernacular designs, such as the Gable-Front house at 1204 Mount Rushmore Road (c.1883). By the 1890s, at least ten houses had been constructed along West Boulevard.³⁸

Construction slowed dramatically after the Panic of 1893 created an economic depression in the region. Wealthy citizens were still able to construct houses, but construction of owner-built housing ceased. Charles J. Buell, a leading attorney in Rapid City erected a two-and-one-half-story Queen Anne style house at 815 West Boulevard in 1899. The adjacent two-story carriage house is one of the only such structures remaining in the Survey Area (*Figure 5*).



Figure 5. 815 West Boulevard Carriage House, April 2015.

Alley houses, a somewhat unique feature of the Survey Area also appear on the maps. Located at the rear of the lots and accessed via the alley ways, most of these houses were constructed during the 1910s and 1920s. Most are modest structures with little architectural detail (1213.5 Quincy, 1908, *Figure 6*). Others have a distinct style, such as the Craftsman style alley house at 1115.5 St. Joseph (1926, *Figure 7*). These were typically erected as worker housing for employees of local industries such as the Warren-Lamb Mill, though some were the first structure built on the lot to provide a residence while the main house was under construction.³⁹



Figure 6. 1213.5 Quincy Street, April 2015.



Figure 7. 1115.5 St. Joseph Street, April 2015.

The city's economy rebounded by the early 1900s and construction resumed. New sections of the city were platted for residential development, including Lampert's Addition at the northwest corner of the district (between 1909 and 1915) and Florman Addition located west of Mt. Rushmore and south of South Street (platted by 1909). The West Boulevard Addition, platted between 1909 and 1915, added thirty-five blocks to the south end of the Boulevard Addition, between the east side of 8th Street (Mt. Rushmore Road) and 11th Street, from St. James Street on the north to St. Patrick Street, then the City Limit, on the south. As in earlier subdivisions, new houses were a mix of high-style houses built for the city's elite and vernacular houses built for

³⁸ Kooiman, Butterfield and Slattery, 8-7.

³⁹ Kooiman, Butterfield and Slattery, 7-17.

middle-income and working class citizens.⁴⁰ The prominent residences were primarily concentrated along West Boulevard, such as the Craftsman style residence for Cleophas O'Hara, president of the South Dakota School of Mines (705 West Boulevard, 1905) and the American Foursquare house for Edward M. Reeves, president of a prosperous mercantile company (926 West Boulevard, 1909) (*Figures 8 and 9*).⁴¹ The residences at 824 Clark Street (1909) and 1342 Kansas City Street (1910) illustrate the more modest houses that characterized the blocks further east and west of West Boulevard (*Figures 10 and 11*).

As Rapid City's population grew in the 1910s to the 1930s, residential construction likewise increased. New areas south of the West Boulevard and Boulevard Addition were platted to allow new residential development. The St. Elmo Addition was platted between 1930 and 1948 and comprises the largest continuous section of resources in the Expansion. Although houses were not constructed until a later date, this section of the neighborhood was ripe for development at the end of the 1940s.

As the city's population rose in the post-World War II era, new houses were constructed in the Survey Area to meet the needs of the growing city. Most were constructed in the south and southwest portions of the Survey Area in the Expansion. In the District, new houses filled previously vacant lots. These new houses reflect the popular architectural styles of the period. Some are simple, Minimal Traditional houses constructed for working-class or middle-class residents. John H. Addison, a beauty shop employee, occupied the one-story frame house with asbestos shingle siding at 809 Clark Street and Lowell Gifford, president of Gifford and Johnston, Inc, resided at the one-story brick house at



Figure 8. 705 West Boulevard, April 2015.



Figure 9. 926 West Boulevard, April 2015.



Figure 10. 824 Clark Street, April 2015.



Figure 11. 1342 Kansas City Street, April 2015.

⁴⁰ Kooiman, Butterfield and Slattery, 8-8

⁴¹ Kooiman, Butterfield and Slattery, 8-9

2014 9th Street (*Figures 12 and 13*). As the post-war development continued, the new Ranch form dominated residential construction in the Survey Area.



Figure 12. 809 Clark Street, April 2015.



Figure 13. 2014 9th Street, April 2015.

Of the seventy-three houses in the Expansion constructed between 1950 and 1965, fifty-three illustrate the Ranch or Transitional Ranch form, highlighting the popularity of this style in the Survey Area. The house at 1114 St. Cloud Street exemplify the basic tenets of this style (*Figure 14*).



Figure 14. 1114 St. Cloud Street, April 2015.

The residents of these new houses demonstrated the same range of occupations and class as those in the earlier subdivisions. As before, some of the wealthier citizens lived houses along West Boulevard. Milo Brekhaus, Vice President of the Wilkins and Brekhaus Motor Company lived with his wife Alice in the Ranch house constructed around 1945 at 1711 West Boulevard. William Williamson, Vice President of the Rushmore Mutual Life Insurance Company, and his wife Clara, resided in a 1950 Ranch house at 1902 West Boulevard (*Figure 15*). Other middle-class residents occupied newly-constructed houses on the edges of the Survey Area.



Figure 15. 1902 West Boulevard, April 2015.

While the majority of buildings constructed in the neighborhood during the first half of the twentieth century were residential, several buildings were also constructed to support those living in the neighborhood and surrounding community. The Woodrow Wilson School at 827 Franklin Street was constructed in 1929 as an elementary school for the city (*Figure 16*). The Methodist Deaconess Hospital at 809



Figure 16. 827 Franklin Street, Woodrow Wilson School, April 2015.

South Street was constructed in 1923 (*Figure 17*). The St. John's McNamara Hospital was constructed in 1928 and designed by architect John H. Wheeler.

Federally-funded WPA projects in the city sought to revitalize the economy. Wilson Park was created in 1940 using WPA funds (Project #3846). The open park occupies an entire city block along Mt. Rushmore at the eastern edge of the survey area. The park had characteristic WPA elements such as the stone wall, stone stairs, and the wood pergola, all of which are extant (*Figure 18*).



Figure 17. 809 South Street, Methodist Deaconess Hospital, April 2015.



Figure 18. 1701 Mt. Rushmore, Wilson Park, April 2015.

SURVEY RESULTS

HISTORIC PROPERTY TYPES

To assist in understanding the historic property types found in the Survey Areas, Rosin Preservation identified and surveyed properties based on their original function as well as their architectural style and/or vernacular building form/type. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with the actual historic resources that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared associative (functional) characteristics as well as physical (architectural style/building form/type) characteristics.

ORIGINAL FUNCTIONAL PROPERTY TYPES

Drawn from the National Register subcategories for function and use, the consultant identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on the original building function. Figures 19 and 20 show the distribution of primary resources by historic function, separated into the District and the Expansion to cover the entire Survey Area.

Figure 19: ORIGINAL PROPERTY TYPES – DISTRICT

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	505
RESIDENTIAL: MULTI-FAMILY	18
COMMERCIAL	4
EDUCATION	2
HOSPITAL	2
CHURCH	2
PARK	1
TOTAL	534
CONVERTED TO COMMERCIAL BUILDING	19

Figure 20: ORIGINAL PROPERTY TYPES – EXPANSION

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	201
RESIDENTIAL: MULTI-FAMILY	13
COMMERCIAL	9
INSTITUTIONAL HOUSING	1
TOTAL	224
CONVERTED INTO COMMERCIAL BUILDING	11

Residential Property Types

Residential property types account for 98 percent of the resources in the District and 89 percent in the Expansion. Although these structures express a limited range of building forms and architectural styles, they provide considerable information about the influences that shaped the neighborhood as it grew throughout the late-nineteenth and early-twentieth century.

Single-Family Residential Functional Property Type

With 706 total such resources in the entire Survey Area, single-family dwellings account for nearly all of the property types surveyed. Their significance derives from the information they impart about the distribution and appearance of single-family dwellings erected in this community and reflects the variety of socio-economic groups dispersed throughout the neighborhood as it grew. This property type illustrates a variety of architectural styles and vernacular folk house forms that were popular during the era of their construction. All are detached dwellings located on rectangular lots platted on a grid system. The width of street frontage varies by lot. In general, the single-family residences are one- to two-and-one-half-story buildings constructed with masonry foundations; masonry, wood, stucco, or synthetic wall cladding; and asphalt shingle gable or hip roofs. Thirty single-family residences have been converted to commercial functions, primarily along Mt. Rushmore Road, as the street itself became a commercial thoroughfare. The most common alterations are the replacement of windows and the installation of exterior ramps to improve accessibility. These conversions vary in their impact on the integrity of the historic resource. Some commercial conversions are minimal, primarily interior alterations, and the exterior is left intact to communicate the building's historic residential function, as in 1313 Mt. Rushmore Road (c.1919, *Figure 21*). Other conversions alter more than the historic function,



Figure 21. 1313 Mt. Rushmore Road, April 2015.



Figure 22. 902 Columbus Street, April 2015.

including the windows, siding, and form, such the former residence at 902 Columbus Street (c.1936, *Figure 22*). The alteration of the house along with the paving of the lot for parking completely obscures the historic function of this property.

Multi-Family Residential Functional Property Type

The Survey Area contains thirty-one multi-family properties, including duplexes and purpose-built apartment buildings. The majority of multi-family resources date from the mid-twentieth century. The resources are set back from the street, similar to the surrounding single-family houses. For most properties, paved surface parking areas fill the remainder of the lot. The buildings have simple rectangular forms and restrained architectural styles. The rectangular buildings typically have concrete foundations and various types of cladding, flat roofs and minimal applied ornament.

Other Property Types

This survey identified thirteen commercial buildings, most of which were constructed within the past thirty years. The survey also identified two educational resources, two hospitals, two churches, one institutional housing facility, and one park. Because the survey included so few examples of these property types, it is not possible to define characteristics for the buildings in each category. However, it is worth noting that most have exterior architectural treatments that reflect conscious design choices specific to their functions and periods of construction.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms or types. The architectural styles and forms identified in the Survey Area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This hierarchy and nomenclature relies heavily on the forms and styles discussed for residential buildings in *A Field Guide to American Houses* by Virginia McAlester and the Transportation Research Board's report "A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing." *A Field Guide to American Houses* includes common vernacular forms of architecture adapted throughout the country under the category of "National Folk Houses."⁴²

In 2012, the Transportation Research Board released the National Cooperative Highway Research Program Report 723, titled *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, (NCHRP Report 723). This report redefines Minimal Traditional, Transitional Ranch, Ranch, and Split-Level dwellings as "forms" rather than "styles," using

⁴² The term "vernacular" is used in its broadest application and refers to common local and/or regional building forms and the use of materials specific to a particular period.

massing, layout, and shape rather than applied ornament and materials to inform classification.⁴³ The NCHRP Report was used to identify post-war dwellings in the Survey Area.

The 758 primary resources surveyed include 231 resources that represent a formal architectural style and 527 examples of building forms. More resources are classified by their form because stylistic ornament was never part of the original design. Roughly two-thirds of the resources in the District and three-quarters of the resources in the Expansion are classified by form rather than style, illustrating the popularity of these forms. Figures 10 through 13 show the distribution of properties by building style and type, separated for the District and the Expansion.

Figure 23: ARCHITECTURAL STYLES – DISTRICT

STYLE	TOTAL
CRAFTSMAN	86
QUEEN ANNE	18
TUDOR REVIVAL	17
COLONIAL REVIVAL	14
PRAIRIE	12
DUTCH COLONIAL REVIVAL	9
FOLK VICTORIAN	9
MISSION	3
CLASSICAL REVIVAL	2
MODERN MOVEMENT	2
GOthic REVIVAL	1
INTERNATIONAL	1
SPLIT LEVEL	1
TOTAL	175

⁴³ Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012).

Figure 24: ARCHITECTURAL FORMS – DISTRICT

FORM	TOTAL
FRONT-GABLE	98
SIDE-GABLE	53
MINIMAL TRADITIONAL	38
CROSS-GABLE	24
OTHER: HIP FORM	59
TRANSITIONAL RANCH	18
PYRAMIDAL FORM	16
NO STYLE	13
RANCH	8
COMMERCIAL	4
OTHER	23
AMERICAN FOURSQUARE	5
TOTAL	359

Figure 25: ARCHITECTURAL STYLES – EXPANSION

STYLE	TOTAL
CRAFTSMAN	15
COLONIAL REVIVAL	12
SPLIT-LEVEL	10
OTHER: MODERN MOVEMENT	5
PRAIRIE	4
OTHER: NEW TRADITIONAL	4
MODERNE	2
DUTCH COLONIAL REVIVAL	1
MIXED	1
QUEEN ANNE	1
SHINGLE	1
TOTAL	56

Figure 26: ARCHITECTURAL TYPES – EXPANSION

FORM	TOTAL
RANCH	42
GABLE-FRONT	29
MINIMAL TRADITIONAL	23
SIDE-GABLE	21
TRANSITIONAL RANCH	18
OTHER: HIP FORM	11
COMMERCIAL	8
CROSS-GABLE	5
OTHER: FLAT ROOF	4
MANSARD	3
PYRAMIDAL	2
SHED ROOF	1
OTHER: MODERN INSTITUTION	1
TOTAL	168

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences are the dominant functional and architectural building type surveyed. The residential architecture of the Survey Area represents a range of styles from the late-nineteenth-century Victorian styles through the New Traditional style with its postmodern interpretation of historical styles, as well as the gamut of nineteenth and twentieth century folk house forms.

Victorian Period Residential Architectural Styles

The Victorian Era in America (roughly 1860 to 1900) occurred during a time of rapid industrialization when building components were mass produced and easily shipped via the seemingly ever-expanding network of railroads.⁴⁴ Mail-order catalogues, plan books, and builders' guides helped to spread these styles quickly to cities and towns throughout the country. The flexibility provided by the newly popularized balloon frame allowed irregular floor plans, which was a departure from the traditional arrangements of square or rectangular "pens."⁴⁵ The availability of standardized lumber, provided by the local lumber yard or shipped in by rail, and mail-order trims produced forms that moved beyond the basic cube with protruding bays, multiple gables and towers ornamented with shingles, friezes, spindles, ornamental windows, and wrap-around porches.

The earliest residences in the Survey Area were constructed beginning in the late 1800s before the additions were platted. While many of these early dwellings are small, vernacular interpretations of popular architectural styles, many are high-style examples of Victorian-era dwellings, primarily

⁴⁴ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.

⁴⁵ McAlester, 314.

the Queen Anne style. Other resources that date to this era represent the Folk Victorian style with simpler floor plans and more restrained ornament.

Queen Anne

The Queen Anne style was extremely popular in the Midwest during the late 1800s to about 1910, and was often used in smaller, more-rural communities such as Rapid City up to World War I. The style came to America from England during the 1880s, evolved from a style developed by a group of nineteenth century architects. The style was named for Britain's Queen Anne, who reigned between 1702 and 1714 when classical ornament was often applied to traditional medieval structures.⁴⁶ A



Figure 27. 717 South Street, April 2015.

Queen Anne residence's most-character-defining feature is its overall form. The massing of Queen Anne homes features protruding cross-gables and turrets that contribute to an asymmetrical form. Additional exterior decoration was achieved through wall overhangs, voids, extensions and the application of a variety of materials. An early example, the Brown House at **717 South Street** (1892) exhibits the typical form and massing of the Queen Anne style. (*Figure 27*).

As the Queen Anne style evolved, the emphasis on patterned wood walls became more pronounced. The one-story partial, full, or wrap-around porches that extended across the façades of these houses typically feature turned or jigsawed ornamental trim. Extensive one-story porches are common and accentuate the asymmetry of the façade. They always address the front entrance area and cover part or all of the front façade. It



Figure 28. 702 Clark Street, April 2015.

is not uncommon for these porches to extend along one or both sides of the houses such as the residence at **702 Clark Street** (1890) in the Expansion (*Figure 28*). The most common configuration is the one- to two-story hipped roof with lower cross gables. Examples of this roof type in the Survey Area include the Davis House at 803 West Boulevard (1888). The Free Classic Queen Anne incorporates classical design elements such as the Palladian window, dentils, and classical columns.

⁴⁶ John C. Poppeliers, and S. Allen Chambers, Jr., *What Style Is This? A Guide to American Architecture*, (Hoboken, NJ: John Wiley & Sons, Inc., 2003), 72.

Folk Victorian

The Folk Victorian style reflects the simplification of earlier Victorian styles combined with the influence of other styles such as the Italianate or Gothic Revival. These dwellings are based on National Folk forms and were made possible with the advent of the railroad. Folk Victorian dwellings have simpler rectangular or L-shaped footprints and minimal ornament, often relegated to the porch and the gable ends. Several resources in the Survey Area exhibit elements of the Folk Victorian style, with slightly more ornament than a National Folk home. The house at **1018 12th Street** (1908) is an intact example of a Folk Victorian dwelling. (Figure 29).



Figure 29. 1018 12th Street, April 2015.

Eclectic Period Residential Architectural Styles

McAlester divides the Eclectic Period of American residential architecture into three sub-periods: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. During the same time period, and in contrast to the European and Colonial American-influenced designs, Modern houses also appeared. Dwellings in this subcategory represent the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School, and European modernism in the early twentieth century.⁴⁷ The National Register of Historic Places differentiates between the Revival styles of European and Colonial American antecedents and the distinctly American styles reflecting influences emanating from Chicago (Prairie School) and California (Arts and Crafts). Under the National Register classification of "Late 19th and Early 20th Century Revivals," McAlester's Anglo-American, English, and French Period Houses are synonymous with Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Italian Renaissance, and French Renaissance styles. The National Park Service general category of "Late 19th and Early 20th Century American Movements" includes residential architecture in the Prairie School and Bungalow/Craftsman styles.

⁴⁷ McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) 318-19. [update with newer edition]

Anglo-American, English, and French Period Houses

Colonial Revival

The term “Colonial Revival” refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the



Figure 30. 1116 11th Street, April 2015.

earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified.⁴⁸ Thirty-six total resources express the Colonial Revival style in some way, though form or ornament such as the house at **1116 11th Street** (c.1930 *Figure 30*). Some express the Dutch Colonial subtype of the Colonial Revival style with character-defining features including the gambrel roof and symmetrical façade.

Tudor Revival

Several residences in the Survey Area exhibit the Tudor Revival style. The Tudor Revival became immensely popular after World War I when new technologies made it easier to apply a brick or stone veneer to frame construction and returning veterans sought to recreate the architecture they had seen overseas. A steeply pitched roof defines Tudor revival. Cross-gables, decorative half-timbering, arched doors and openings, and prominent chimneys are also common. The Swander House at **1404 West Boulevard** (1930) is an excellent example of a Tudor Revival style residence. (*Figure 31*). Many houses simply have Tudor Revival style elements, such as the Parsons House at **1411 11th Street** (1932, *Figure 32*).



Figure 31. 1404 West Boulevard, April 2015.



Figure 32. 1411 11th Street, April 2015.

⁴⁸ McAlester, 234-36.

Modern Houses

Craftsman

Craftsman houses date from circa 1905 through 1930. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene's designed both elaborate and simple bungalow houses that incorporated designs inspired from the English Arts and Crafts movement and from Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most



Figure 33. 1123 9th Street, April 2014.



Figure 34. 808 Fairview Street, 2015.

fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square piers.⁴⁹ This is the most prevalent style in the District where eighty-six resources represent the Craftsman style in varying degrees. Fifteen examples can be found in the Expansion. The wood shingle roof with exposed rafters and brackets, clipped gable dormer, mortised columns and brick piers, decorative porch railing and multi-light double-hung windows with vertical muntins on the house that clearly express Craftsman design. The Phelps House at **1123 9th Street** (1925) is an excellent example of this style (*Figure 33*). The house at **808 Fairview Street** (1920) is an excellent example of a home that references the Craftsman style through its open eaves, windows, and massing (*Figure 34*).

Prairie School

Prairie School is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects around the turn of the twentieth century. Pattern books spread the style throughout the Midwest over the next decade. Prairie School houses have a rectangular mass capped by a shallow gable or hipped roof. Banded windows, contrasting trim details between stories, and wide overhanging eaves underscore the strong horizontal emphasis of these design treatments.⁵⁰ The shallow hip roof, horizontal emphasis, and overhanging eaves identify the dwelling at **1121 St. Cloud Street** (1930) as a Prairie School design. (*Figure 35*).



Figure 35. 1121 St. Cloud Street, April 2015.

⁴⁹ McAlester, 453-54.

⁵⁰ McAlester, 439-41.

RESIDENTIAL ARCHITECTURAL FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions.

Simplified vernacular interpretations of Victorian forms (Folk Victorian) were popular throughout the country in the late nineteenth century. These were closely related to and often based on National Folk forms, representing more elaborate, high-style designs applied to the same forms. The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.⁵¹ These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century.

Aside from the resources that are clearly identifiable as one of the postwar forms, the National Folk Form resources have simple forms and little or no ornament. Roof form and function are the primary characteristic used to identify these resources in the Survey Area. Thirty-one resources were identified by their roof type alone, including Gable-Front, Side-Gable, and Hipped types, and flat-roof commercial buildings.

⁵¹ McAlester, 89-90.

Gable-Front

The Gable-Front sub-type was popularized in two separate waves. The form initially grew from the Greek Revival movement of the 1830s-1850s and were reminiscent of temple forms. These houses were typically narrow, one- to two-story houses with steep roofs, well-suited for narrow city lots. A strip of these resources is extant along Mt. Rushmore Road as illustrated by **1212 Mt. Rushmore Road** (Figure 36). Between 1910 and 1930, the Gable-Front form evolved to reflect influences of the popular Craftsman style. These houses were one- to one-and-one-half-stories with shallow-pitched roofs, wide eaves and a wide front porch, as illustrated by the residence at **1216 Columbus Street** (Figure 37). The largest number of National Folk form houses are the Gable-Front sub-type with 127 total resources in the Survey Area demonstrating this form (ninety-eight in the District, twenty-nine in the Expansion). (Other examples: 824 Clark Street, 1117.5 St. Joseph Street)



Figure 36. 1212 Mt. Rushmore Road, April 2015.



Figure 37. 1216 Columbus Street, April 2015.

Side-Gable

Side-Gable houses are a version of massed plan dwellings. Massed plan houses represent an evolution of the gable front and gable front and wing house forms made possible by improved methods for roof framing and lumber made available by the railroads. Side-Gable houses are typically one or one-and-one-half stories tall. They exhibit a wide range of variations in roof pitch and in the size and placement of porches. Later examples from the 1930s have smaller porches or no porches. Seventy-four total resources in the Survey Area illustrate the Side-Gable form, including the houses at **832 Fairview Street** (Figure 38) and 717 West Street.



Figure 38. 832 Fairview Street, April 2015.

Post-World War II Housing Types

Following World War II, there was a distinct shift in American residential architecture. Modern styling and simplicity replaced the period architecture popular in the pre-war era. The 2012 NCHRP Report 723 outlines the national context for postwar housing and a process for identifying and evaluating the various property types that were constructed in great numbers during this time.⁵² The most common property types constructed between 1940 and 1975 include Minimal

⁵² Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012), 1-2.

Traditional, Transitional Ranch, Ranch, Raised Ranch and Split-Level. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters. Few examples of these housing types are found in the Survey Area.

Housing forms nationwide evolved once again following the lean building years of the Great Depression and World War II. While people flocked to metropolitan areas for employment opportunities, not all of them wanted the full urban living experience. Suburban development offered an appealing solution. Together, a general sense of prosperity, a housing shortage bolstered by high demand, and both government and private support for home ownership produced exponential growth of suburban areas. A surge in automobile ownership and the development of the federal highway system made an abundance of undeveloped land accessible for development.⁵³ As in previous decades, the modest size of the new housing forms and the use of mass-produced and/or prefabricated components made them affordable.⁵⁴ Minimal Traditional dwellings evolved from earlier historical revival styles, while the Ranch house was a new form that reflected changes in attitude and aesthetics. Variations and iterations of these forms include Transition Ranch, Raised Ranch, Split-Level, and Split-Foyer. Most of the houses in the Expansion were constructed in the mid- to late-twentieth century and reflect these new architectural forms.

Minimal Traditional

Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival style of the 1920s and 30s. The simplified version that evolved after the Depression typically retained the dominant front gable form and the exterior chimney while lowering the pitch of the roof, tightening the eaves and removing most of the decorative ornament. The facades feature asymmetrical fenestration, as can be seen at **818 St. Patrick Street** (1941, *Figure 39*). Minimal Traditional resources often exhibit overt



Figure 39. 818 St. Patrick Street, April 2015.

Tudor Revival details, such as wood and stucco false half-timbering, that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage. The survey identified sixty-one dwellings that represent the Minimal Traditional form (thirty-eight in the District; twenty-three in the Expansion).

⁵³ Pettis et al., 50.

⁵⁴ Michelle L. Dennis, *Post-World War II Architecture in South Dakota* (Pierre, SD: South Dakota State Historical Society, 2007) 12.

Transitional Ranch

As explained by the name, the Transitional Ranch bridges the design gap between the Minimal Traditional dwelling and the true Ranch form. Also known as the Compact Ranch, this form has a small footprint and lack of ornament similar to the Minimal Traditional house paired with fenestration types and eaves similar to the Ranch form. The house at **823 Clark Street** (1951) has the compact floor plan and large picture window common to the Transitional Ranch form. (Figure 40). Thirty-six houses in the Survey Area were identified as Transitional Ranch.



Figure 40. 823 Clark Street, April 2015.

Ranch House

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical; and the plan may or may not include an integrated garage. The survey identified three examples of the Ranch form. As illustrated by **1020 St. Charles Street** (1950), these simple dwellings have shallow roofs, asymmetrical facades; aluminum, vinyl, or asbestos shingle siding with brick or stone veneer, a variety of window types and sizes, and an attached garage. (Figure 41). This is the most common style in the Expansion, with forty-two total resources. Eight examples are present in the District.



Figure 41. 1020 St. Charles Street, April 2015.

DATES OF CONSTRUCTION

The construction dates identified in the National Register nominations were found to be accurate. Using the Pennington County Tax Assessor, city atlases, Sanborn Fire and Insurance Company maps, listings in city directories and architectural style, the consultants estimated dates of construction for the buildings in the expanded survey area. Dates of building additions, alterations, and outbuildings were not considered in the analysis. Figure 42 presents the construction date totals for the entire Survey Area. Figures 43 and 44 present the distribution of buildings by dates of construction in the District and the Expansion, respectively.

Figure 42: ESTIMATED DATES OF CONSTRUCTION – SURVEY AREA TOTAL

ERA	TOTAL	PERCENT
1878-1879	2	<1%
1880-1889	26	3
1890-1899	21	3
1900 – 1909	74	10
1910 - 1919	123	16
1920 - 1929	179	24
1930 - 1945	172	23
1946-1965	129	17
1966-PRESENT	32	4
TOTAL:	758	100

Figure 43: ESTIMATED DATES OF CONSTRUCTION – DISTRICT

ERA	TOTAL	PERCENT
1878-1879	2	1
1880-1889	21	4
1890-1899	20	4
1900 – 1909	66	12
1910 – 1919	112	21
1920 - 1929	138	26
1930 - 1945	124	23
1946-1965	44	8
1966-PRESENT	7	1
TOTAL:	534	100

Figure 44: ESTIMATED DATES OF CONSTRUCTION – EXPANSION

ERA	TOTAL	PERCENT
1883-1889	5	2
1890-1899	1	1
1900-1909	8	4
1910-1919	11	5
1920-1929	41	18
1930-1945	48	21
1946-1965	85	38
1966-2015	25	11
TOTAL:	224	100

It is interesting to note that there were two major construction periods in the West Boulevard neighborhood, each illustrating different architectural styles that together form the historic residential core of the city. The most active period of construction was from 1920 to 1929 with a smaller construction boom from 1910 to 1919. The entire city of Rapid City grew during this period in the early twentieth century as the city expanded to new suburbs and new homes were erected in existing neighborhoods such as the West Boulevard neighborhood. The Expansion area contains several resources contemporary with the oldest resources in the District as well as resources constructed in every decade since, similar to the District. The majority (thirty-eight percent) of resources in the Expansion, however, were constructed between 1946 and 1965. There is a marked break in construction after 1965, both in terms of date but also in style or form.

Both the original district and the 1995 boundary expansion encompassed resources that were less than fifty years of age at the time. The benefit of resurvey is evaluating these resources to determine whether they now may be considered historic and if they reflect a continuation of wider development patterns evident in the existing District. With expansion of the historic context and the potential inclusion of resources built through 1965, it becomes necessary to examine adjacent subdivisions and plats to determine their potential to contribute to this context. The analysis of dates of construction was used to support the recommendations regarding the reevaluation of the District boundaries.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figures 45 and 46 illustrate the results of the Integrity Analysis.

Figure 45: ARCHITECTURAL INTEGRITY – DISTRICT

INTEGRITY	TOTAL	PERCENT
EXCELLENT	193	36
GOOD	210	39
FAIR	84	15.8
POOR	37	7
LESS THAN FIFTY YEARS OF AGE	9	2
INCONCLUSIVE	1	.2
TOTAL:	534	100

Figure 46: ARCHITECTURAL INTEGRITY – EXPANSION

INTEGRITY	TOTAL	PERCENT
EXCELLENT	41	18
GOOD	102	46
FAIR	50	22
POOR	6	3
LESS THAN FIFTY YEARS OF AGE	25	11
TOTAL:	224	100

Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated “Excellent” and some rated “Good” may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of “Good” and some rated as “Fair” could be listed as contributing resources to a historic district. An integrity rating of “Poor” and in some cases “Fair” reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance. It is possible that many of the surveyed buildings rated “Fair” may retain some or all of their original historic fabric behind later alterations, such as siding, and if these changes were reversed they may improve their integrity ranking and register eligibility.

**FIGURE 47 – WEST BOULEVARD HISTORIC DISTRICT SURVEY – INTEGRITY
MAP**

(ATTACHED)

Legend

Integrity Ratings: See Below

- Existing District
- 2015 Survey Boundary
- Proposed Historic District Boundary

Integrity Rating

- EXCELLENT
- GOOD
- FAIR
- POOR

Rosin PRESERVATION



The District contains 193 resources identified as “Excellent” and 210 identified as “Good.” The Expansion contains forty-one resources identified as “Excellent” and 102 identified as “Good.” Thus the resources in the Expansion could be contributing to a potential expansion of the West Boulevard Historic District.

Physical Changes

In the twenty years since the previous survey and National Register nomination, resources within the West Boulevard Historic District have experienced alterations that reflect changes in ownership and personal design aesthetics. Within “alterations” there is a wide spectrum of treatments that affect the integrity of a resource to varying degrees. While one type of alteration



Figure 48. Typical alterations: windows, siding, enclosed porch (12th Street)

may not have a great impact, multiple alterations, particularly those that are not reversible or do not respect historic character, can compromise the building’s integrity and render it non-contributing to the District. Likewise, additions that are not compatible with the historic resource in size, scale, massing, location, and materials can also compromise integrity. New construction introduces new contexts, which were examined in this report. Concentrated areas with compromised integrity or resources less than fifty years of age provided the basis for recommending adjusting the boundaries of the District to exclude these resources.

Rosin Preservation identified a range of typical alterations in the survey area. The most common alteration was the installation of new siding. Depending on the original siding material, the new siding material, and the sensitivity with which it was installed, this type of alteration may have a great impact on the integrity. Similarly, many homes have replacement windows. While it appears that most replacement windows were installed without changing the historic openings, the configuration and materials of the new windows were not always compatible with the historic character of the house. Vinyl windows and siding are particularly notorious for their inability to replicate historic features. Porch enclosures are another common alteration. This type of modification may be a necessity based on the northern climate and the reality that these spaces need greater protection from the weather in order to be practical.

SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the West Boulevard Historic Resources Survey (District and Expansion) illustrate the development of the neighborhood beginning in the late 1800s. The built environment testifies to the rapid residential development that occurred at the beginning of the twentieth century and again at mid-century, when the entire city of Rapid City was expanding. While this development was substantially complete by the 1960s, increased traffic on Mt. Rushmore Road has shifted its functional character from mixed residential and commercial to primarily commercial, replacing or modifying residential resources. Rosin Preservation offers the following recommendations for future preservation action.

NATIONAL REGISTER LISTED RESOURCES

In addition to the West Boulevard Historic District, two resources are individually listed in the National Register of Historic Places. One resource in the District (Zack Holmes House, 818 St. James Street) and one resources in the Expansion (The Glenn W. Shaw House, 803 West Street) are listed in the National Register of Historic Places under Criterion C for the area of Architecture.

HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered “non-contributing,” although resources of this type must be a minority within the district.

Based on date of construction, architectural integrity, and historical associations, the survey data from the Expansion identified 140 primary resources that appear eligible for listing in a historic register, 73 resources that do not appear to be register-eligible, and one that is National Register-listed. Ten surveyed resources have either lost integrity or do not fit with the historic context or area of significance identified in the District nomination. While these resources lack the distinction necessary for individual listing, there are concentrations of resources with excellent or good integrity that could form National Register Historic Districts, or more likely, an expansion to the existing West Boulevard Historic District. Resources with fair or poor integrity are scattered throughout the Expansion.

Within the Survey Area, the District was listed in the National Register of Historic Places in 1995. The National Register nomination indicates that 629 resources are currently considered contributing to the historic district; 308 are considered non-contributing. Non-contributing status was given to resources primarily because they were less than fifty-years of age at the time the nomination was written (1995) or because alterations present at that time that negatively impacted architectural integrity.

Based on survey findings and the expansion of the historic context, the team recommends that the contributing/non-contributing status of 101 of the resources in the District should be reconsidered. Figure 49 presents the reasons for the recommended change in status from Non-Contributing to Contributing; Figure 50 presents the reasons for the recommended change in status from Contributing to Non-Contributing.

FIGURE 49: NON-CONTRIBUTING TO CONTRIBUTING STATUS

Reason for Recommended Change	Number
Resource has reached the 50 years of age and can be reevaluated for historic significance and retains integrity.	27
Previous alterations have reached are more than 50 years of age and have gained significance in their own right.	21
No definitive reason was given in the nomination and the resource retains integrity.	6
TOTAL	54

FIGURE 50: CONTRIBUTING TO NON-CONTRIBUTING STATUS

Reason for Recommended Change	Number
Alterations to the resource have diminished architectural integrity	37
Conversion to a commercial building and/ or alterations have diminished architectural integrity.	10
TOTAL	47

HISTORIC DISTRICT EXPANSION

The West Boulevard Historic Resources Survey (District and Expansion) evaluated all of the buildings within the Survey Area, individually and within the context of the surrounding streetscape. In a residential neighborhood, design and materials are important factors of integrity. The resource must retain sufficient form, stylistic elements, and historic material to communicate its time and place of construction. Together the surveyed resources reflect the continuum of

residential development in the West Boulevard neighborhood and the development factors specific to this area.

The consultants identified several areas in the Expansion as contiguous groups that retain historical and architectural integrity and appear to meet at least one of the four National Register criteria, specifically Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. Overall, these areas encompass buildings that retain “Excellent” or “Good” integrity. Resources with “Excellent” or “Good” integrity in the Expansion are concentrated east, south, and west parts of the area. These display an intact, cohesive grouping of resources that illustrates the development of the West Boulevard neighborhood, specifically in the mid-century. Because of the location bordering the existing district, the large concentration of resources with architectural integrity, and the strong associations with historic contexts developed in the nomination, portions of the Expansion appear to merit consideration as an expansion of the boundaries of the West Boulevard Historic District. As a grouping, these resources retain integrity of the setting, design, materials, and workmanship sufficient to convey feelings about and provide associations with the architectural character of West Boulevard as well as the historic contexts that support its significance.

The residential resources in this area reflect the same patterns of development and illustrate the historic contexts outlined by the South Dakota Historical Preservation Office the *Comprehensive Preservation Plan for Rapid City, South Dakota* Historic Contexts for Historic and Architectural Resources, including “Permanent Rural and Urban Pioneer Settlement (1876-1893),” “Depression and Rebuilding (1893-1929),” “The Great Depression/Federal Relief Programs in South Dakota (1929-1941),” and “World War II and The Post-War Era.”⁵⁵ They were constructed in the same time period or illustrate the continued development of the neighborhood and have the same character-defining features as the resources in the current West Boulevard Historic District. The expanded boundaries support the significance of the District under Criterion C in the area of Architecture. The expanded boundaries encompass some of the original plats for the neighborhood as well as plats filed during a period of early mid-century expansion tied to the establishment of Rapid City Army Air Base (now Ellsworth Air Force Base) in 1942. As demonstrated in the original District, some resources were the residences of prominent businessmen in Rapid City, while others were occupied by middle-income individuals and families. The resources exhibit the same range of late-nineteenth and early-twentieth century styles and forms, such as Craftsman and National Folk Forms. Most illustrate the Post-War forms of Ranch, Transitional Ranch, and Minimal Tradition demonstrating the continued growth of the neighborhood into the mid-twentieth century. The expanded boundaries include resources historically associated with the West Boulevard neighborhood, and as such, they form a cohesive district. Many resources are greater

⁵⁵ Michelle L. Dennis, *Comprehensive Preservation Plan for Rapid City, South Dakota* (Rapid City, SD: South Dakota State Historical Society, 1993, revised 2009).

than fifty years of age and retain integrity, but were constructed outside the period of significance identified for the 1995 West Boulevard Historic District. These could potentially contribute to a boundary expansion, as they illustrate the continued development of the District into the mid-twentieth century.

The historic district boundary expansion would also extend the period of significance from 1945 to 1966, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be identified. While most of the resources in the West Boulevard Historic District were constructed in the 1910s and 1920s, the neighborhood expanded to the south in the post-war era as new subdivisions were platted and new houses were constructed, continuing the historic context of residential development. The final dates for the period of significance would be re-evaluated prior to proceeding with a nomination for a boundary increase.

General Registration Requirements

Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function, specified area(s) of significance, and period of significance. Alterations to primary building facades are acceptable if they do not alter a significant portion of the façade, if the historic form of the resource remains visible, if the changes are reversible, and if the original appearance of the façade can be restored. Infill of original fenestration openings should not destroy or obscure the original openings and should be fully reversible. The resource should represent a style of architecture or a type, period, or method of construction and should retain sufficient integrity of design, materials, and workmanship to represent the style or the property type.

Contributing Resources

Five-hundred-and-forty-two primary resources were identified as contributing to a potential historic district (400 contributing resources and one individually-listed resource in the District, 140 contributing resources and one individually-listed resource in the Expansion, plus associated outbuildings). Although these resources do not retain sufficient integrity to merit individual listing on the historic register, they clearly communicate associations with broader historic contexts and areas of significance that apply to the wider area. The bulk of these residential resources were constructed from c. 1890 to the mid-twentieth century. They illustrate residential styles and forms popular during their respective eras of construction, such as Craftsman and National Folk Forms. The contributing resources retain their original form, with additions concentrated to the rear, and historic materials, such as wood windows and siding. The cohesive grouping of buildings remains in its original residential setting.

Non-Contributing Resources

One-hundred ninety-nine primary resources were identified as potentially non-contributing to a historic district (126 in the District, seventy-three in the Expansion, plus associated outbuildings). Non-Contributing resources are those that have lost significant integrity and/or are less than fifty years of age and therefore do not merit consideration for National Register listing at this time. Most non-contributing resources have alterations to the exterior cladding such as the application of vinyl or asbestos siding. Some have additions on the primary elevation or alterations to the front porch that compromise the overall form. Other resources are less than fifty years of age. In some cases, the historic material may be intact beneath the non-historic cladding. If the non-historic cladding is removed and the historic material is intact, these resources could be re-evaluated as contributing to a historic district. No resources built after 1965 (less than fifty years of age at the time of the survey) appear to meet criteria for exceptional significance.

The potential West Boulevard Historic District boundaries are as follows:

1. Expand the existing *West Boulevard Historic District* to include the resources along the south, northeast and west sides of the Expansion.
2. Move the a three-block portion of the east boundary westward to west property line of the lots fronting Mt. Rushmore Road from the alley between Clark and Fairview streets to the alley between St. Cloud and Franklin streets.
3. Move a small portion of the west boundary eastward to exclude 1213 Clark Street. The resources that were originally part of the District (1215 and 1215 ½ Clark Street) were demolished and replaced with a new residence. The resource is visually and contextually separate from the District and thus no longer contributes to its significance.

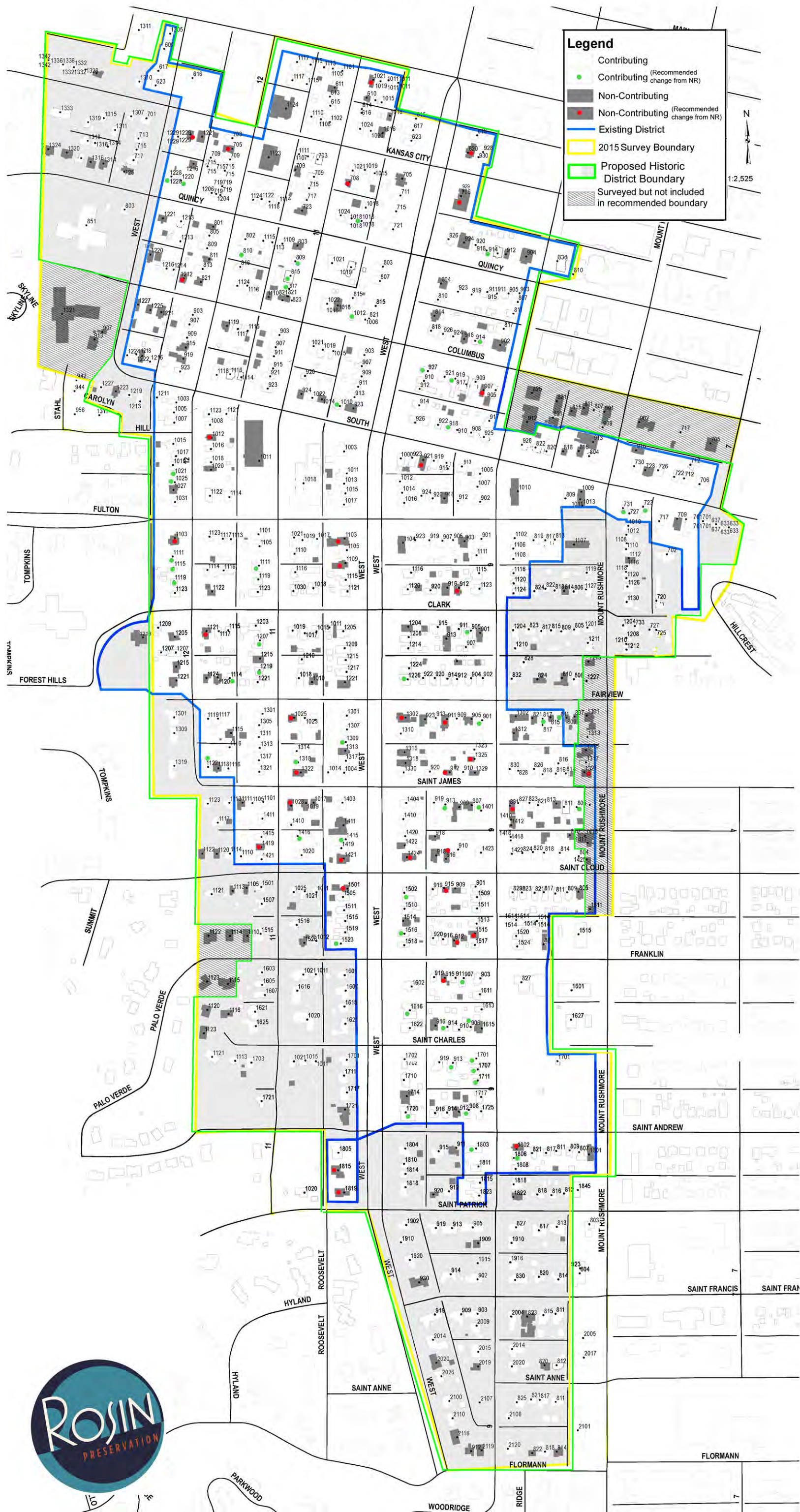
Figure 51 identifies the proposed boundaries of the West Boulevard Historic District. It also identifies resources where a status change has been recommended, whether from non-contributing to contributing (white with green dot) or contributing to non-contributing (grey with red dot).

**FIGURE 51 – WEST BOULEVARD HISTORIC DISTRICT SURVEY STATUS AND
RECOMMENDATIONS MAP**

(ATTACHED)

West Boulevard Historic District Survey

Status and Recommendations Map



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APPENDIX A

ALL PROPERTIES SURVEYED

West Boulevard Historic Resources Survey (District and Expansion) 2015
All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
803	9	Street	C	Excellent	0		No
807	9	Street	C	Excellent	0		No
811	9	Street	C	Excellent	0		No
817	9	Street	C	Good	1	C	No
912	9	Street	NC	Good	0		N/A
917	9	Street	C	Excellent	0		No
925	9	Street	C	Excellent	0		N/A
928	9	Street	C	Good	0		No
1003	9	Street	C	Excellent	1	NC	No
1007	9	Street	C	Excellent	1	C	No
1010	9	Street	NC	Fair	0		N/A
1102	9	Street	C	Excellent	1	C	No
1106	9	Street	C	Good	1	C	No
1108	9	Street	C	Good	1	C	No
1111	9	Street	C	Excellent	1	NC	No
1115	9	Street	C	Excellent	1	C	No
1116	9	Street	C	Excellent	1	C	No
1120	9	Street	C	Excellent	1	C	No
1123	9	Street	C	Excellent	1	C	No
1124	9	Street	C	Excellent	1	C	No
1204	9	Street	C	Good	1	C	N/A
1210	9	Street	C	Good	1	NC	N/A
1302	9	Street	NC	Fair	0		No
1312	9	Street	NC	Fair	1	NC	No
1323	9	Street	C	Good	1	NC	No
1325	9	Street	NC	Fair	1	NC	Yes
1329	9	Street	NC	Poor	1	NC	No
1401	9	Street	C	Excellent	0		Yes
1410	9	Street	NC	Poor	0		No
1418	9	Street	C	Good	1	C	No
1422	9	Street	C	Good	0		No
1423	9	Street	C	Excellent	1	C	No
1509	9	Street	C	Excellent	1	C	No
1511	9	Street	C	Good	0		No
1513	9	Street	C	Excellent	1	C	No
1514	9	Street	C	Good	1	C	No
1515	9	Street	NC	Fair	1	NC	Yes
1517	9	Street	C	Excellent	1	C	No

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All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1520	9	Street	C	Good	1	C	No
1524	9	Street	C	Good	0		No
1611	9	Street	C	Excellent	1	C	No
1613	9	Street	C	Good	0		No
1615	9	Street	NC	Poor	0		No
1701	9	Street	C	Good	0		Yes
1707	9	Street	C	Good	0		Yes
1711	9	Street	C	Good	1	NC	Yes
1717	9	Street	C	Good	0		No
1725	9	Street	C	Good	0		No
1802	9	Street	NC	Fair	0		Yes
1803	9	Street	C	Good	1	C	Yes
1806	9	Street	C	Good	0	NC	Yes
1808	9	Street	C	Excellent	1	C	No
1811	9	Street	C	Good	1	NC	No
1815	9	Street	C	Good	0		No
1818	9	Street	C	Good	1	C	No
1822	9	Street	NC	Fair	0		Yes
1823	9	Street	C	Good	0		No
1909	9	Street	NC	Fair	1	NC	N/A
1910	9	Street	C	Good	0		N/A
1915	9	Street	C	Good	1	C	N/A
1916	9	Street	C	Good	0		N/A
2004	9	Street	C	Good	1	C	N/A
2009	9	Street	C	Good	1	NC	N/A
2014	9	Street	C	Good	0		N/A
2015	9	Street	NC	Fair	1	C	N/A
2019	9	Street	NC	Fair	0		N/A
2020	9	Street	C	Excellent	1	NC	N/A
2106	9	Street	C	Good	0		N/A
2107	9	Street	C	Good	0		N/A
2119	9	Street	NC	Fair	0		N/A
2120	9	Street	C	Good	0		N/A
611	11	Street	NC	Fair	1	C	No
613	11	Street	C	Good	1	C	No
614	11	Street	C	Excellent	1	C	No
615	11	Street	C	Good	1	C	No
703	11	Street	C	Excellent	0		No

West Boulevard Historic Resources Survey (District and Expansion) 2015
All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
708	11	Street	NC	Poor	0		Yes
709	11	Street	C	Good	1	NC	No
715	11	Street	C	Good	1	C	No
717	11	Street	C	Excellent	1	NC	No
723	11	Street	NC	Fair	0		No
803	11	Street	NC	Fair	0		No
809	11	Street	C	Good	1	NC	Yes
815	11	Street	C	Excellent	1	C	Yes
817	11	Street	C	Good	1	C	Yes
821	11	Street	NC	Fair	0		No
903	11	Street	C	Good	1	NC	No
907	11	Street	C	Excellent	1	NC	No
911	11	Street	C	Good	1	NC	No
915	11	Street	C	Excellent	1	NC	No
920	11	Street	C	Good	1	C	N/A
921	11	Street	C	Excellent	1	NC	No
923	11	Street	C	Excellent	1	NC	No
924	11	Street	NC		1	C	No
1011	11	Street	NC		0		No
1018	11	Street	C	Good	0		No
1101	11	Street	C	Excellent	1	NC	No
1105	11	Street	C	Excellent	1	NC	No
1110	11	Street	C	Good	1	C	N/A
1111	11	Street	C	Excellent	0		Yes
1116	11	Street	C	Good	1	C	N/A
1119	11	Street	C	Excellent	0		No
1123	11	Street	C	Good	1	C	No
1203	11	Street	C	Good	0		No
1207	11	Street	C	Good	1	C	Yes
1210	11	Street	C	Good	0		No
1215	11	Street	NC	Fair	1	C	No
1219	11	Street	C	Excellent	1	C	Yes
1221	11	Street	C	Excellent	1	NC	No
1301	11	Street	C	Good	1	C	No
1305	11	Street	C	Excellent	1	C	No
1311	11	Street	C	Excellent	1	NC	No
1313	11	Street	C	Good	1	C	No
1314	11	Street	C	Excellent	1	C	No

West Boulevard Historic Resources Survey (District and Expansion) 2015
All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1317	11	Street	C	Excellent	0		No
1318	11	Street	C	Good	1	NC	Yes
1321	11	Street	C	Good	0		No
1322	11	Street	NC	Fair	0		Yes
1411	11	Street	C	Good	0		No
1415	11	Street	C	Good	0		No
1416	11	Street	C	Good	1	C	Yes
1419	11	Street	NC	Fair	0		Yes
1421	11	Street	C	Good	1	C	No
1501	11	Street	C	Excellent	1	NC	N/A
1507	11	Street	C	Good	1	C	N/A
1515	11	Street	C	Good	0		N/A
1516	11	Street	NC	Fair	0		N/A
1526	11	Street	NC	Fair	1	NC	N/A
1603	11	Street	C	Excellent	1	C	N/A
1605	11	Street	C	Excellent	1	C	N/A
1607	11	Street	C	Excellent	1	NC	N/A
1616	11	Street	C	Good	1	C	N/A
1621	11	Street	C	Good	1	C	N/A
1625	11	Street	C	Good	1	C	N/A
1703	11	Street	C	Good	2	NC/ NC	N/A
1721	11	Street	C	Excellent	0		N/A
703	12	Street	C	Good	1	NC	No
705	12	Street	NC	Fair	1	NC	Yes
709	12	Street	C	Excellent	1	C	No
715	12	Street	C	Excellent	1	C	No
719	12	Street	NC	Fair	0		Yes
801	12	Street	NC	Excellent	1	NC	N/A
802	12	Street	C	Excellent	0		No
805	12	Street	C	Excellent	1	C	No
809	12	Street	C	Excellent	0		No
810	12	Street	C	Good	1	C	Yes
811	12	Street	NC	Poor	1	NC	No
813	12	Street	C	Good	0		No
816	12	Street	C	Excellent	0		No
821	12	Street	NC	Fair	0		No
903	12	Street	C	Good	0		No
907	12	Street	C	Good	1	NC	No

West Boulevard Historic Resources Survey (District and Expansion) 2015
All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
909	12	Street	C	Good	0		No
915	12	Street	NC	Poor	1	C	No
919	12	Street	NC	Poor	0		No
923	12	Street	C	Excellent	1	C	No
1003	12	Street	C	Excellent	1	C	No
1005	12	Street	C	Good	1	C	No
1007	12	Street	C	Good	0		No
1008	12	Street	C	Good	0		No
1012	12	Street	NC	Fair	1	NC	Yes
1015	12	Street	C	Excellent	1	NC	No
1016	12	Street	C	Excellent	1	C	No
1017	12	Street	C	Excellent	0		No
1018	12	Street	C	Excellent	1	C	No
1019	12	Street	C	Good	1	NC	No
1020	12	Street	NC	Fair	1	NC	No
1021	12	Street	C	Good	0		Yes
1025	12	Street	C	Good	0		Yes
1027	12	Street	NC	Fair	0		No
1031	12	Street	C	Good	1	C	No
1103	12	Street	NC	Poor	1	C	Yes
1111	12	Street	C	Good	0		Yes
1114	12	Street	C	Excellent	1	C	No
1115	12	Street	C	Good	1	C	Yes
1119	12	Street	C	Good	1	NC	Yes
1123	12	Street	C	Excellent	0		No
1205	12	Street	NC	Poor	0		No
1207	12	Street	C	Good	2	C/C	No
1215	12	Street	NC		0		No
1221	12	Street	NC		0		No
1301	12	Street	NC	Fair	1	C	N/A
1309	12	Street	C	Good	0		N/A
1316	12	Street	C	Good	0		N/A
1319	12	Street	NC	Fair	0		N/A
702	Clark	Street	C	Good	1	C	N/A
720	Clark	Street	NC	Fair	0		N/A
723	Clark	Street	NC	Fair	0		N/A
725	Clark	Street	C	Good	0		N/A
727	Clark	Street	C	Good	0		N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
733	Clark	Street	C	Good	0		N/A
805	Clark	Street	C	Good	0		N/A
806	Clark	Street	C	Good	1	C	N/A
809	Clark	Street	C	Good	1	C	N/A
814	Clark	Street	NC	Fair	0		N/A
815	Clark	Street	C	Excellent	1	NC	N/A
817	Clark	Street	C	Good	0		N/A
818	Clark	Street	C	Good	0		N/A
822	Clark	Street	C	Good	1	NC	N/A
823	Clark	Street	C	Excellent	1	C	N/A
824	Clark	Street	C	Good	1	C	N/A
901	Clark	Street	NC	Poor	0		No
905	Clark	Street	C	Good	1	C	Yes
911	Clark	Street	C	Excellent	1	NC	No
912	Clark	Street	NC	Poor	1	NC	Yes
913	Clark	Street	NC	Poor	1	C	No
915	Clark	Street	C	Good	1	C	No
916	Clark	Street	NC	Fair	2	C/C	No
920	Clark	Street	C	Excellent	1	NC	No
1011	Clark	Street	NC	Fair	1	C	No
1015	Clark	Street	C	Good	1	NC	No
1017	Clark	Street	C	Good	1	C	No
1018	Clark	Street	C	Excellent	0		No
1019	Clark	Street	C	Good	1	NC	No
1030	Clark	Street	C	Excellent	0		No
1114	Clark	Street	C	Excellent	0		No
1115	Clark	Street	C	Excellent	1	C	No
1116	Clark	Street	C	Good	0		No
1117	Clark	Street	C	Good	1	C	No
1121	Clark	Street	NC	Poor	1	NC	Yes
1122	Clark	Street	NC		1	NC	No
1209	Clark	Street	C	Good	1	C	No
1213	Clark	Street	NC		0		N/A
705	Columbus	Street	NC		0		N/A
717	Columbus	Street	C	Good	1	C	N/A
807	Columbus	Street	C	Good	1	C	N/A
811	Columbus	Street	NC	Fair	0		N/A
815	Columbus	Street	NC		0		N/A

West Boulevard Historic Resources Survey (District and Expansion) 2015
All Properties Surveyed

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
821	Columbus	Street	NC		1	NC	N/A
825	Columbus	Street	NC		0		N/A
902	Columbus	Street	NC	Poor	0		No
905	Columbus	Street	C	Excellent	1	NC	No
907	Columbus	Street	NC	Poor	0		Yes
909	Columbus	Street	C	Excellent	0		No
914	Columbus	Street	C	Excellent	1	NC	Yes
917	Columbus	Street	C	Excellent	1	NC	No
918	Columbus	Street	NC	Fair	1	C	No
919	Columbus	Street	C	Good	0		Yes
921	Columbus	Street	C	Good	1	C	No
924	Columbus	Street	C	Good	1	C	No
926	Columbus	Street	C	Excellent	1	C	No
927	Columbus	Street	C	Good	0		Yes
1012	Columbus	Street	C	Good	0		Yes
1015	Columbus	Street	C	Excellent	1	C	No
1018	Columbus	Street	NC	Fair	1	C	No
1019	Columbus	Street	C	Excellent	1	C	No
1021	Columbus	Street	C	Excellent	0		No
1022	Columbus	Street	C	Good	1	C	No
1110	Columbus	Street	NC	Fair	1	C	No
1115	Columbus	Street	C	Excellent	1	NC	No
1116	Columbus	Street	C	Excellent	1	NC	No
1117	Columbus	Street	C	Good	1	C	No
1118	Columbus	Street	C	Excellent	1	C	No
1119	Columbus	Street	NC	Fair	1	C	No
1124	Columbus	Street	C	Excellent	0		No
1209	Columbus	Street	C	Good	0		No
1212	Columbus	Street	NC	Fair	0		Yes
1214	Columbus	Street	C	Excellent	0		No
1216	Columbus	Street	C	Excellent	2	C/ C	N/A
1220	Columbus	Street	NC	Poor	2	NC/NC	No
1221	Columbus	Street	NC	Fair	1	NC	No
1225	Columbus	Street	NC	Fair	0		No
1227	Columbus	Street	NC	Fair	1	NC	No
1321	Columbus	Street	NC		0		N/A
807	Fairview	Street	NC	Fair	0		No
808	Fairview	Street	C	Good	1	C	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
809	Fairview	Street	NC	Poor	3	C/C/NC	No
810	Fairview	Street	NC	Poor	0		N/A
811	Fairview	Street	C	Good	1	C	Yes
815	Fairview	Street	NC	Fair	1	NC	No
817	Fairview	Street	C	Good	1	NC	Yes
821	Fairview	Street	NC	Fair	1	NC	No
824	Fairview	Street	NC	Fair	1	NC	N/A
828	Fairview	Street	NC	Fair	0		N/A
832	Fairview	Street	C	Excellent	0		N/A
901	Fairview	Street	C	Good	1	NC	Yes
902	Fairview	Street	C	Good	2	C/NC	No
904	Fairview	Street	C	Excellent	2	NC/C	No
905	Fairview	Street	NC	Fair	1	C	No
909	Fairview	Street	C	Good	1	C	No
911	Fairview	Street	NC	Fair	1	NC	Yes
912	Fairview	Street	C	Good	1	NC	No
913	Fairview	Street	C	Excellent	1	NC	No
914	Fairview	Street	C	Good	1	NC	No
920	Fairview	Street	C	Excellent	0		No
922	Fairview	Street	C	Excellent	1	NC	No
923	Fairview	Street	NC	Poor	1	C	No
1010	Fairview	Street	NC	Poor	0		No
1018	Fairview	Street	C	Good	0		No
1019	Fairview	Street	C	Good	1	C	No
1023	Fairview	Street	C	Excellent	1	NC	No
1025	Fairview	Street	NC	Fair	1	NC	Yes
1114	Fairview	Street	C	Good	1	NC	Yes
1115	Fairview	Street	NC	Poor	0		No
1117	Fairview	Street	C	Excellent	2	C/NC	No
1119	Fairview	Street	C	Excellent	0		No
1120	Fairview	Street	NC	Fair	1	C	No
1124	Fairview	Street	NC	Fair	0		No
814	Flormann	Street	NC	Fair	0		N/A
818	Flormann	Street	C	Excellent	1	C	N/A
822	Flormann	Street	NC	Fair	0		N/A
912	Flormann	Street	NC	Fair	0		N/A
820	Franklin	Street	NC	Poor	1	NC	No
827	Franklin	Street	C	Good	0		No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
903	Franklin	Street	C	Excellent	0		No
907	Franklin	Street	C	Good	1	NC	Yes
911	Franklin	Street	C	Excellent	1	C	No
912	Franklin	Street	NC	Fair	0		Yes
915	Franklin	Street	NC	Poor	0		Yes
916	Franklin	Street	C	Excellent	1	C	No
919	Franklin	Street	C	Good	1	NC	No
920	Franklin	Street	C	Good	0		No
1011	Franklin	Street	NC	Fair	0		N/A
1012	Franklin	Street	C	Excellent	1	NC	N/A
1021	Franklin	Street	C	Good	0		N/A
1110	Franklin	Street	NC		0		N/A
1114	Franklin	Street	NC		0		N/A
1115	Franklin	Street	NC		0		N/A
1122	Franklin	Street	NC		0		N/A
1123	Franklin	Street	NC		0		N/A
813	Fulton	Street	C	Excellent	1	C	No
817	Fulton	Street	C	Good	1	C	No
819	Fulton	Street	C	Excellent	0		No
901	Fulton	Street	C	Excellent	0		No
902	Fulton	Street	C	Good	0		No
903	Fulton	Street	NC	Fair	1	C	No
905	Fulton	Street	C	Excellent	1	NC	No
907	Fulton	Street	C	Excellent	1	C	No
912	Fulton	Street	C	Good	0		No
918	Fulton	Street	NC	Fair	1	NC	No
919	Fulton	Street	C	Excellent	1	C	No
920	Fulton	Street	C	Excellent	2	C/C	No
923	Fulton	Street	C	Good	1	C	No
924	Fulton	Street	C	Excellent	0		No
1017	Fulton	Street	C	Excellent	1	NC	No
1019	Fulton	Street	C	Excellent	1	C	No
1021	Fulton	Street	C	Excellent	0		No
1113	Fulton	Street	C	Good	1	C	No
1114	Fulton	Street	C	Excellent	1	C	No
1117	Fulton	Street	C	Good	1	C	No
1122	Fulton	Street	C	Good	0		No
1123	Fulton	Street	C	Good	1	NC	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
928	Kansas City	Street	C	Excellent	1	C	No
929	Kansas City	Street	NC	Fair	0		Yes
1015	Kansas City	Street	C	Excellent	1	NC	No
1016	Kansas City	Street	NC		0		N/A
1016.5	Kansas City	Street	C	Excellent	1	NC	No
1019	Kansas City	Street	C	Excellent	1	C	No
1020	Kansas City	Street	C	Good	1	C	No
1021	Kansas City	Street	C	Good	0		No
1024	Kansas City	Street	C	Excellent	0		No
1102	Kansas City	Street	C	Excellent	0		No
1107	Kansas City	Street	C	Good	0		No
1108	Kansas City	Street	C	Excellent	1	C	No
1110	Kansas City	Street	C	Excellent	0		No
1111	Kansas City	Street	C	Good	1	C	No
1123	Kansas City	Street	NC	Good	0		No
1124	Kansas City	Street	NC		0		No
1221	Kansas City	Street	NC	Fair	1	NC	No
1225	Kansas City	Street	NC	Fair	1	C	Yes
1229	Kansas City	Street	C	Good	1	C	No
1307	Kansas City	Street	C	Excellent	0		N/A
1310	Kansas City	Street	C	Excellent	0		N/A
1311	Kansas City	Street	NC	Fair	0		N/A
1315	Kansas City	Street	C	Good	0		N/A
1319	Kansas City	Street	NC	Fair	2	NC/ NC	N/A
1324	Kansas City	Street	C	Excellent	0		N/A
1328	Kansas City	Street	NC	Poor	0		N/A
1332	Kansas City	Street	NC	Fair	0		N/A
1333	Kansas City	Street	C	Good	0		N/A
1336	Kansas City	Street	NC	Fair	0		N/A
1342	Kansas City	Street	C	Excellent	0		N/A
1305	Main	Street	C	Good	0		No
901	Mount Rushmore	Road	NC	Poor	0		N/A
902	Mount Rushmore	Road	NC	Poor	0		N/A
913	Mount Rushmore	Road	NC		0		N/A
916	Mount Rushmore	Road	NC	Fair	0		N/A
1009	Mount Rushmore	Road	NC		0		N/A
1010	Mount Rushmore	Road	NC	Fair	0		N/A
1012	Mount Rushmore	Road	C	Good	1	C	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1107	Mount Rushmore	Road	NC		0		N/A
1108	Mount Rushmore	Road	C	Good	1	C	N/A
1110	Mount Rushmore	Road	C	Excellent	0		N/A
1112	Mount Rushmore	Road	NC	Fair	0		N/A
1116	Mount Rushmore	Road	C	Good	0		N/A
1118	Mount Rushmore	Road	C	Good	0		N/A
1119	Mount Rushmore	Road	NC	Fair	1	C	N/A
1120	Mount Rushmore	Road	C	Good	1	NC	N/A
1126	Mount Rushmore	Road	C	Good	0		N/A
1127	Mount Rushmore	Road	C	Good	0		N/A
1130	Mount Rushmore	Road	NC	Fair	1	NC	N/A
1201	Mount Rushmore	Road	C	Excellent	0		N/A
1204	Mount Rushmore	Road	C	Excellent	0		N/A
1208	Mount Rushmore	Road	C	Excellent	0		N/A
1210	Mount Rushmore	Road	C	Excellent	0		N/A
1211	Mount Rushmore	Road	C	Good	0		N/A
1212	Mount Rushmore	Road	C	Excellent	0		N/A
1215	Mount Rushmore	Road	NC	Fair	0		N/A
1227	Mount Rushmore	Road	NC	Fair	0		N/A
1301	Mount Rushmore	Road	NC	Poor	0		No
1313	Mount Rushmore	Road	C	Good	0		No
1315	Mount Rushmore	Road	NC	Fair	0		N/A
1317	Mount Rushmore	Road	C	Good	0		No
1321	Mount Rushmore	Road	NC	Fair	1	NC	Yes
1405	Mount Rushmore	Road	C	Excellent	0		No
1415	Mount Rushmore	Road	NC	Fair	0		No
1425	Mount Rushmore	Road	NC	Fair	0		No
1511	Mount Rushmore	Road	NC	Fair	0		No
1701	Mount Rushmore	Road	C	Excellent	0		No
1801	Mount Rushmore	Road	NC	Poor	0		No
830	Quincy	Street	C	Good	0		No
904	Quincy	Street	NC		0		N/A
905	Quincy	Street	C	Excellent	0		No
911	Quincy	Street	C	Excellent	1	C	No
912	Quincy	Street	NC	Fair	1	NC	No
914	Quincy	Street	C	Excellent	1	C	No
915	Quincy	Street	C	Good	1	C	No
918	Quincy	Street	C	Good	0	C	Yes

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
920	Quincy	Street	C	Good	0		No
924	Quincy	Street	NC	Fair	1	C	No
926	Quincy	Street	C	Good	1	C	No
1018	Quincy	Street	C	Excellent	0		Yes
1018.5	Quincy	Street	C	Excellent	0		No
1019	Quincy	Street	C	Good	1	C	No
1021	Quincy	Street	C	Good	0		No
1022	Quincy	Street	C	Excellent	1	NC	No
1024	Quincy	Street	C	Good	0		No
1109	Quincy	Street	C	Excellent	0		No
1113	Quincy	Street	C	Good	1	NC	No
1114	Quincy	Street	C	Excellent	0		No
1115	Quincy	Street	C	Excellent	2	C/NC	No
1118	Quincy	Street	C	Excellent	1	C	No
1122	Quincy	Street	C	Good	0		No
1124	Quincy	Street	C	Excellent	1	NC	No
1204	Quincy	Street	C	Excellent	1	C	No
1213	Quincy	Street	C	Excellent	1	C	No
1213.5	Quincy	Street	C	Good	1	C	N/A
1216	Quincy	Street	NC	Fair	0	NC	No
1220	Quincy	Street	C	Excellent	0		Yes
1221	Quincy	Street	NC	Fair	1	NC	No
1228	Quincy	Street	C	Excellent	1	NC	Yes
1314	Quincy	Street	NC	Fair	0		N/A
1314.5	Quincy	Street	C	Good	0		N/A
1316	Quincy	Street	NC	Poor	0		N/A
1316.5	Quincy	Street	C	Good	0		N/A
1318	Quincy	Street	C	Good	0		N/A
1318.5	Quincy	Street	C	Good	0		N/A
1320	Quincy	Street	NC		0		N/A
1324	Quincy	Street	NC		0		N/A
811	Saint Anne	Street	C	Good	1	NC	N/A
812	Saint Anne	Street	C	Good	1	C	N/A
817	Saint Anne	Street	C	Good	1	C	N/A
820	Saint Anne	Street	NC	Fair	0		N/A
821	Saint Anne	Street	C	Good	0		N/A
825	Saint Anne	Street	C	Good	0		N/A
1011	Saint Charles	Street	C	Good	1	NC	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1015	Saint Charles	Street	C	Good	1	NC	N/A
1020	Saint Charles	Street	C	Good	0		N/A
1021	Saint Charles	Street	C	Excellent	1	C	N/A
1113	Saint Charles	Street	C	Good	0		N/A
1116	Saint Charles	Street	NC		0		N/A
1120	Saint Charles	Street	NC		0		N/A
1121	Saint Charles	Street	C	Good	0		N/A
1123	Saint Charles	Street	NC	Fair	0		N/A
1011	Saint Cloud	Street	C	Good	0		N/A
1021	Saint Cloud	Street	C	Good	0		N/A
1025	Saint Cloud	Street	C	Excellent	1	NC	N/A
1105	Saint Cloud	Street	NC		1	C	N/A
1113	Saint Cloud	Street	NC	Fair	1	C	N/A
1114	Saint Cloud	Street	C	Excellent	0		N/A
1120	Saint Cloud	Street	NC		0		N/A
1121	Saint Cloud	Street	C	Excellent	0		N/A
1122	Saint Cloud	Street	NC	Fair	0		N/A
811	Saint Francis	Street	NC	Fair	2	C/ NC	N/A
814	Saint Francis	Street	C	Excellent	0		N/A
815	Saint Francis	Street	C	Good	1	C	N/A
820	Saint Francis	Street	C	Good	1	C	N/A
823	Saint Francis	Street	NC	Fair	0		N/A
830	Saint Francis	Street	C	Good	0		N/A
902	Saint Francis	Street	C	Excellent	1	C	N/A
903	Saint Francis	Street	C	Excellent	0		N/A
909	Saint Francis	Street	C	Excellent	0		N/A
914	Saint Francis	Street	C	Good	0		N/A
919	Saint Francis	Street	C	Excellent	0		N/A
930	Saint Francis	Street	NC	Fair	0		N/A
816.5	Saint James	Street	NC	Fair	1	C	N/A
818	Saint James	Street	NC	Fair	1	NC	N/A
1113	Saint James	Street	C	Good	1	NC	N/A
1117	Saint James	Street	C	Good	0		N/A
1123	Saint James	Street	C	Good	0		N/A
1115.5	Saint Joseph	Street	C	Good	0		N/A
1117.5	Saint Joseph	Street	C	Good	1	C	N/A
812	Saint Patrick	Street	C	Good	0		N/A
813	Saint Patrick	Street	C	Good	1	NC	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
816	Saint Patrick	Street	C	Good	2	C/ C	N/A
817	Saint Patrick	Street	C	Excellent	1	C	N/A
818	Saint Patrick	Street	C	Good	1	C	N/A
827	Saint Patrick	Street	C	Good	0		N/A
905	Saint Patrick	Street	C	Good	0		N/A
912	Saint Patrick	Street	C	Excellent	1	NC	N/A
913	Saint Patrick	Street	C	Good	0		N/A
919	Saint Patrick	Street	C	Good	0		N/A
920	Saint Patrick	Street	NC	Fair	1	C	N/A
633	South	Street	C	Good	0		N/A
637	South	Street	C	Good	0		N/A
701	South	Street	C	Good	0		N/A
705	South	Street	C	Excellent	0		No
706	South	Street	C	Good	0		No
709	South	Street	NC	Fair	0		No
712	South	Street	C	Good	0		No
712.5	South	Street	C	Good	0		No
717	South	Street	C	Good	1	NC	No
722	South	Street	C	Excellent	1	C	No
723	South	Street	C	Good	0		Yes
726	South	Street	C	Excellent	1	C	No
727	South	Street	C	Inconclusive	0		No
728	South	Street	NC	Poor	0		No
730	South	Street	C	Good	0		No
731	South	Street	C	Good	0		Yes
804	South	Street	C	Fair	0		No
809	South	Street	C	Good	0		No
816	South	Street	NC	Poor	0		No
818	South	Street	NC	Fair	0		No
820	South	Street	C	Excellent	1	C	No
822	South	Street	C	Excellent	1	NC	No
908	South	Street	C	Good	1	C	No
910	South	Street	C	Good	1	C	No
913	South	Street	C	Good	0		No
915	South	Street	C	Excellent	1	C	No
918	South	Street	C	Good	1	NC	Yes
919	South	Street	C	Excellent	0		No
921	South	Street	NC	Fair	1	C	Yes

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
922	South	Street	C	Good	2	NC/C	No
923	South	Street	C	Excellent	1	NC	No
1010	South	Street	C	Good	0		Yes
1014	South	Street	NC	Fair	1	C	No
1022	South	Street	C	Excellent	1	C	No
1114	South	Street	C	Good	1	NC	No
1116	South	Street	C	Excellent	0		No
1118	South	Street	C	Good	1	NC	No
1121	South	Street	C	Excellent	1	C	No
1123	South	Street	C	Good	1	C	No
1211	South	Street	C	Good	0		No
1213	South	Street	C	Excellent	1	NC	N/A
1216	South	Street	C	Good	1	C	No
1218	South	Street	NC	Fair	1	NC	No
1219	South	Street	NC	Fair	0		N/A
1222	South	Street	C	Good	0		No
1223	South	Street	NC		0		N/A
1224	South	Street	C	Good	1	C	No
1227	South	Street	C	Good	1	NC	N/A
807	St. Andrew	Street	C	Good	0		No
809	St. Andrew	Street	C	Good	1	NC	No
811	St. Andrew	Street	C	Good	1	NC	No
817	St. Andrew	Street	C	Excellent	1	C	No
821	St. Andrew	Street	C	Good	1	NC	No
908	St. Andrew	Street	C	Good	1	NC	Yes
911	St. Andrew	Street	NC	Fair	1	NC	Yes
912	St. Andrew	Street	NC		1	NC	No
914	St. Andrew	Street	C	Good	1	NC	No
915	St. Andrew	Street	C	Good	1	NC	Yes
916	St. Andrew	Street	C	Excellent	1	NC	No
906	St. Charles	Street	C	Excellent	1	C	Yes
910	St. Charles	Street	C	Excellent	1	NC	No
913	St. Charles	Street	C	Good	1	NC	Yes
914	St. Charles	Street	C	Good	1	C	Yes
916	St. Charles	Street	NC	Poor	1	C	No
919	St. Charles	Street	C	Good	0		No
804	St. Cloud	Street	C	Excellent	0		No
805	St. Cloud	Street	NC	Fair	1	NC	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
809	St. Cloud	Street	C	Good	1	C	No
810	St. Cloud	Street	NC	Fair	0		No
811	St. Cloud	Street	C	Good	1	C	No
814	St. Cloud	Street	C	Excellent	1	C	No
817	St. Cloud	Street	C	Good	1	C	No
818	St. Cloud	Street	C	Good	1	NC	No
820	St. Cloud	Street	C	Good	0		No
821	St. Cloud	Street	C	Excellent	1	C	No
823	St. Cloud	Street	C	Good	1	C	No
824	St. Cloud	Street	C	Excellent	1	C	No
829	St. Cloud	Street	C	Excellent	1	C	No
901	St. Cloud	Street	C	Excellent	1	C	No
909	St. Cloud	Street	NC	Fair	1	NC	No
910	St. Cloud	Street	C	Excellent	1	C	No
915	St. Cloud	Street	NC	Fair	1	C	Yes
916	St. Cloud	Street	NC	Fair	1	NC	Yes
918	St. Cloud	Street	NC	Fair	1	NC	No
919	St. Cloud	Street	C	Good	1	C	No
1020	St. Cloud	Street	C	Good	0		No
1110	St. Cloud	Street	C	Good	1	C	No
805	St. James	Street	C	Good	2	C/NC	Yes
811	St. James	Street	C	Good	2	NC/C	No
813	St. James	Street	NC	Fair	1	NC	No
814	St. James	Street	C	Excellent	0		No
816	St. James	Street	C	Excellent	0		No
821	St. James	Street	C	Good	1	NC	No
823	St. James	Street	C	Good	1	NC	No
826	St. James	Street	C	Good	1	C	No
827	St. James	Street	C	Good	1	C	No
828	St. James	Street	C	Excellent	1	C	No
830	St. James	Street	C	Good	1	C	No
831	St. James	Street	NC	Poor	0		Yes
907	St. James	Street	NC	Fair	1	NC	No
909	St. James	Street	NC	Poor	0		No
910	St. James	Street	C	Good	0		No
912	St. James	Street	NC	Fair	0		Yes
913	St. James	Street	C	Excellent	1	C	Yes
919	St. James	Street	C	Good	1	C	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
920	St. James	Street	C	Good	0		No
1004	St. James	Street	C	Excellent	0		No
1014	St. James	Street	C	Good	0		No
1017	St. James	Street	NC	Fair	1	NC	No
1019	St. James	Street	NC	Poor	0		No
1023	St. James	Street	NC	Poor	1	NC	Yes
1101	St. James	Street	C	Good	0		No
1105	St. James	Street	C	Excellent	1	C	No
1111	St. James	Street	NC	Fair	1	C	No
1116	St. James	Street	C	Excellent	0		No
1118	St. James	Street	NC	Fair	1	C	No
1122	St. James	Street	C	Good	1	C	Yes
1011	St. Joseph	Street	C	Excellent	0		No
1015	St. Joseph	Street	C	Excellent	1	C	No
1019	St. Joseph	Street	C	Excellent	1	C	No
1021	St. Joseph	Street	NC	Fair	1	NC	Yes
1101	St. Joseph	Street	C	Excellent	0		No
1105	St. Joseph	Street	C	Excellent	0		No
1113	St. Joseph	Street	C	Excellent	1	NC	No
1115	St. Joseph	Street	C	Good	1	C	No
1117	St. Joseph	Street	C	Good	0		No
615	West	Boulevard	C	Good	0		No
616	West	Boulevard	C	Good	0		No
617	West	Boulevard	C	Good	1	C	No
620	West	Boulevard	NC	Fair	0		Yes
623	West	Boulevard	C	Excellent	1	C	No
705	West	Boulevard	NC	Good	1	C	No
711	West	Boulevard	C	Excellent	1	C	No
715	West	Boulevard	C	Good	1	C	No
721	West	Boulevard	C	Excellent	0		No
803	West	Boulevard	C	Excellent	1	C	No
804	West	Boulevard	NC	Poor	0		No
807	West	Boulevard	C	Good	1	C	No
810	West	Boulevard	C	Good	1	C	No
814	West	Boulevard	NC	Fair	1	C	N/A
815	West	Boulevard	C	Good	2	C/NC	No
818	West	Boulevard	C	Excellent	0		No
821	West	Boulevard	C	Good	0		No

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903	West	Boulevard	C	Good	1	NC	No
907	West	Boulevard	C	Good	1	NC	No
909	West	Boulevard	C	Good	1	C	No
910	West	Boulevard	C	Good	1	C	No
911	West	Boulevard	C	Excellent	1	NC	No
912	West	Boulevard	C	Good	1	NC	No
913	West	Boulevard	C	Excellent	1	C	No
914	West	Boulevard	C	Excellent	1	C	No
923	West	Boulevard	NC	Fair	0		No
926	West	Boulevard	C	Excellent	0		No
1000	West	Boulevard	C	Excellent	0		No
1003	West	Boulevard	C	Excellent	1	C	No
1011	West	Boulevard	C	Excellent	1	NC	No
1012	West	Boulevard	C	Good	1	C	No
1013	West	Boulevard	C	Excellent	1	NC	No
1014	West	Boulevard	C	Excellent	1	C	No
1015	West	Boulevard	C	Good	1	C	No
1016	West	Boulevard	C	Good	0		No
1017	West	Boulevard	C	Excellent	1	C	No
1103	West	Boulevard	NC	Poor	0		Yes
1104	West	Boulevard	NC	Fair	0		No
1105	West	Boulevard	C	Excellent	0		No
1107	West	Boulevard	NC	Poor	0		Yes
1115	West	Boulevard	C	Good	1	NC	No
1116	West	Boulevard	C	Excellent	1	C	No
1120	West	Boulevard	C	Good	1	NC	No
1121	West	Boulevard	C	Excellent	1	C	No
1204	West	Boulevard	NC		1	NC	No
1205	West	Boulevard	C	Excellent	0		No
1208	West	Boulevard	C	Excellent	0		No
1209	West	Boulevard	C	Excellent	1	C	No
1214	West	Boulevard	C	Good	1	C	No
1215	West	Boulevard	C	Excellent	1	C	No
1217	West	Boulevard	C	Excellent	1	C	No
1221	West	Boulevard	NC	Fair	1	NC	No
1224	West	Boulevard	C	Good	1	C	No
1226	West	Boulevard	C	Excellent	1	C	Yes
1301	West	Boulevard	C	Good	1	C	No

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1302	West	Boulevard	NC	Fair	1	NC	Yes
1307	West	Boulevard	C	Excellent	1	C	No
1309	West	Boulevard	C	Good	1	C	Yes
1310	West	Boulevard	C	Good	1	C	No
1313	West	Boulevard	NC	Fair	0		No
1316	West	Boulevard	NC	Fair	1	NC	No
1317	West	Boulevard	C	Excellent	1	C	No
1318	West	Boulevard	NC	Fair	1	NC	No
1330	West	Boulevard	C	Excellent	1	C	No
1403	West	Boulevard	C	Excellent	1	NC	No
1404	West	Boulevard	C	Good	1	NC	No
1410	West	Boulevard	C	Excellent	1	C	No
1411	West	Boulevard	NC	Fair	0		No
1415	West	Boulevard	C	Good	1	NC	Yes
1419	West	Boulevard	C	Good	1	C	No
1420	West	Boulevard	C	Excellent	1	C	No
1421	West	Boulevard	NC	Fair	1	NC	Yes
1422	West	Boulevard	NC	Poor	1	NC	No
1424	West	Boulevard	NC	Fair	1	NC	Yes
1501	West	Boulevard	NC	Fair	1	NC	Yes
1502	West	Boulevard	C	Excellent	0		Yes
1505	West	Boulevard	C	Excellent	1	NC	No
1510	West	Boulevard	C	Excellent	0		No
1511	West	Boulevard	C	Excellent	1	NC	No
1514	West	Boulevard	NC		1	NC	No
1515	West	Boulevard	C	Good	1	NC	No
1516	West	Boulevard	C	Good	1	C	Yes
1518	West	Boulevard	C	Good	1	NC	No
1519	West	Boulevard	C	Good	1	C	No
1523	West	Boulevard	C	Good	0		Yes
1601	West	Boulevard	C	Good	1	C	N/A
1602	West	Boulevard	C	Good	0		No
1607	West	Boulevard	C	Excellent	0		N/A
1615	West	Boulevard	C	Good	0		N/A
1616	West	Boulevard	C	Good	0		Yes
1621	West	Boulevard	C	Excellent	1	C	N/A
1622	West	Boulevard	C	Excellent	1	C	No
1701	West	Boulevard	C	Good	1	NC	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1702	West	Boulevard	C	Excellent	0		No
1710	West	Boulevard	C	Excellent	1	C	No
1711	West	Boulevard	C	Good	0		N/A
1714	West	Boulevard	NC	Poor	0		No
1717	West	Boulevard	C	Excellent	0		N/A
1720	West	Boulevard	C	Good	0		Yes
1721	West	Boulevard	NC	Fair	1	NC	N/A
1804	West	Boulevard	C	Good	1	NC	N/A
1805	West	Boulevard	C	Excellent	0		No
1810	West	Boulevard	NC	Fair	1	C	N/A
1814	West	Boulevard	C	Good	1	NC	N/A
1815	West	Boulevard	NC	Poor	0		Yes
1818	West	Boulevard	C	Good	1	C	N/A
1819	West	Boulevard	NC	Fair	0		Yes
1902	West	Boulevard	C	Good	0		N/A
1910	West	Boulevard	C	Good	0		N/A
1920	West	Boulevard	C	Good	0		N/A
2014	West	Boulevard	C	Good	0		N/A
2020	West	Boulevard	NC		1	NC	N/A
2026	West	Boulevard	C	Good	1	C	N/A
2100	West	Boulevard	C	Excellent	1	C	N/A
2110	West	Boulevard	C	Good	1	C	N/A
2116	West	Boulevard	NC	Fair	0		N/A
609	West	Street	C	Good	0		No
616	West	Street	C	Excellent	1	C	No
617	West	Street	C	Good	0		No
623	West	Street	C	Excellent	0		No
701	West	Street	C	Good	1	C	N/A
713	West	Street	NC	Fair	0		N/A
715	West	Street	NC	Fair	0		N/A
717	West	Street	C	Good	1	C	N/A
725	West	Street	NC	Poor	2	C/ C	N/A
803	West	Street	C	Excellent	1	C	N/A
851	West	Street	C	Good	0		N/A
907	West	Street	NC	Fair	1	NC	N/A
913	West	Street	NC		0		N/A

APPENDIX B

PROPERTIES RECOMMENDED FOR THE HISTORIC DISTRICT

West Boulevard Historic Resources Survey (District and Expansion) 2015
Recommended for Inclusion in the Historic District

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
803	9	Street	C	Excellent	0		No
807	9	Street	C	Excellent	0		No
811	9	Street	C	Excellent	0		No
817	9	Street	C	Good	1	C	No
917	9	Street	C	Excellent	0		No
925	9	Street	C	Excellent	0		N/A
928	9	Street	C	Good	0		No
1003	9	Street	C	Excellent	1	NC	No
1007	9	Street	C	Excellent	1	C	No
1010	9	Street	NC	Fair	0		N/A
1102	9	Street	C	Excellent	1	C	No
1106	9	Street	C	Good	1	C	No
1108	9	Street	C	Good	1	C	No
1111	9	Street	C	Excellent	1	NC	No
1115	9	Street	C	Excellent	1	C	No
1116	9	Street	C	Excellent	1	C	No
1120	9	Street	C	Excellent	1	C	No
1123	9	Street	C	Excellent	1	C	No
1124	9	Street	C	Excellent	1	C	No
1204	9	Street	C	Good	1	C	N/A
1210	9	Street	C	Good	1	NC	N/A
1302	9	Street	NC	Fair	0		No
1312	9	Street	NC	Fair	1	NC	No
1323	9	Street	C	Good	1	NC	No
1325	9	Street	NC	Fair	1	NC	Yes
1329	9	Street	NC	Poor	1	NC	No
1401	9	Street	C	Excellent	0		Yes
1410	9	Street	NC	Poor	0		No
1418	9	Street	C	Good	1	C	No
1422	9	Street	C	Good	0		No
1423	9	Street	C	Excellent	1	C	No
1509	9	Street	C	Excellent	1	C	No
1511	9	Street	C	Good	0		No
1513	9	Street	C	Excellent	1	C	No
1514	9	Street	C	Good	1	C	No
1515	9	Street	NC	Fair	1	NC	Yes
1517	9	Street	C	Excellent	1	C	No
1520	9	Street	C	Good	1	C	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1524	9	Street	C	Good	0		No
1611	9	Street	C	Excellent	1	C	No
1613	9	Street	C	Good	0		No
1615	9	Street	NC	Poor	0		No
1701	9	Street	C	Good	0		Yes
1707	9	Street	C	Good	0		Yes
1711	9	Street	C	Good	1	NC	Yes
1717	9	Street	C	Good	0		No
1725	9	Street	C	Good	0		No
1802	9	Street	NC	Fair	0		Yes
1803	9	Street	C	Good	1	C	Yes
1806	9	Street	C	Good	0	NC	Yes
1808	9	Street	C	Excellent	1	C	No
1811	9	Street	C	Good	1	NC	No
1815	9	Street	C	Good	0		No
1818	9	Street	C	Good	1	C	No
1822	9	Street	NC	Fair	0		Yes
1823	9	Street	C	Good	0		No
1909	9	Street	NC	Fair	1	NC	N/A
1910	9	Street	C	Good	0		N/A
1915	9	Street	C	Good	1	C	N/A
1916	9	Street	C	Good	0		N/A
2004	9	Street	C	Good	1	C	N/A
2009	9	Street	C	Good	1	NC	N/A
2014	9	Street	C	Good	0		N/A
2015	9	Street	NC	Fair	1	C	N/A
2019	9	Street	NC	Fair	0		N/A
2020	9	Street	C	Excellent	1	NC	N/A
2106	9	Street	C	Good	0		N/A
2107	9	Street	C	Good	0		N/A
2119	9	Street	NC	Fair	0		N/A
2120	9	Street	C	Good	0		N/A
611	11	Street	NC	Fair	1	C	No
613	11	Street	C	Good	1	C	No
614	11	Street	C	Excellent	1	C	No
615	11	Street	C	Good	1	C	No
703	11	Street	C	Excellent	0		No
708	11	Street	NC	Poor	0		Yes

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Recommended for Inclusion in the Historic District

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
709	11	Street	C	Good	1	NC	No
715	11	Street	C	Good	1	C	No
717	11	Street	C	Excellent	1	NC	No
723	11	Street	NC	Fair	0		No
803	11	Street	NC	Fair	0		No
809	11	Street	C	Good	1	NC	Yes
815	11	Street	C	Excellent	1	C	Yes
817	11	Street	C	Good	1	C	Yes
821	11	Street	NC	Fair	0		No
903	11	Street	C	Good	1	NC	No
907	11	Street	C	Excellent	1	NC	No
911	11	Street	C	Good	1	NC	No
915	11	Street	C	Excellent	1	NC	No
920	11	Street	C	Good	1	C	N/A
921	11	Street	C	Excellent	1	NC	No
923	11	Street	C	Excellent	1	NC	No
924	11	Street	NC		1	C	No
1011	11	Street	NC		0		No
1018	11	Street	C	Good	0		No
1101	11	Street	C	Excellent	1	NC	No
1105	11	Street	C	Excellent	1	NC	No
1110	11	Street	C	Good	1	C	N/A
1111	11	Street	C	Excellent	0		Yes
1116	11	Street	C	Good	1	C	N/A
1119	11	Street	C	Excellent	0		No
1123	11	Street	C	Good	1	C	No
1203	11	Street	C	Good	0		No
1207	11	Street	C	Good	1	C	Yes
1210	11	Street	C	Good	0		No
1215	11	Street	NC	Fair	1	C	No
1219	11	Street	C	Excellent	1	C	Yes
1221	11	Street	C	Excellent	1	NC	No
1301	11	Street	C	Good	1	C	No
1305	11	Street	C	Excellent	1	C	No
1311	11	Street	C	Excellent	1	NC	No
1313	11	Street	C	Good	1	C	No
1314	11	Street	C	Excellent	1	C	No
1317	11	Street	C	Excellent	0		No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1318	11	Street	C	Good	1	NC	Yes
1321	11	Street	C	Good	0		No
1322	11	Street	NC	Fair	0		Yes
1411	11	Street	C	Good	0		No
1415	11	Street	C	Good	0		No
1416	11	Street	C	Good	1	C	Yes
1419	11	Street	NC	Fair	0		Yes
1421	11	Street	C	Good	1	C	No
1501	11	Street	C	Excellent	1	NC	N/A
1507	11	Street	C	Good	1	C	N/A
1515	11	Street	C	Good	0		N/A
1516	11	Street	NC	Fair	0		N/A
1526	11	Street	NC	Fair	1	NC	N/A
1603	11	Street	C	Excellent	1	C	N/A
1605	11	Street	C	Excellent	1	C	N/A
1607	11	Street	C	Excellent	1	NC	N/A
1616	11	Street	C	Good	1	C	N/A
1621	11	Street	C	Good	1	C	N/A
1625	11	Street	C	Good	1	C	N/A
1703	11	Street	C	Good	2	NC/ NC	N/A
1721	11	Street	C	Excellent	0		N/A
703	12	Street	C	Good	1	NC	No
705	12	Street	NC	Fair	1	NC	Yes
709	12	Street	C	Excellent	1	C	No
715	12	Street	C	Excellent	1	C	No
719	12	Street	NC	Fair	0		Yes
801	12	Street	NC	Excellent	1	NC	N/A
802	12	Street	C	Excellent	0		No
805	12	Street	C	Excellent	1	C	No
809	12	Street	C	Excellent	0		No
810	12	Street	C	Good	1	C	Yes
811	12	Street	NC	Poor	1	NC	No
813	12	Street	C	Good	0		No
816	12	Street	C	Excellent	0		No
821	12	Street	NC	Fair	0		No
903	12	Street	C	Good	0		No
907	12	Street	C	Good	1	NC	No
909	12	Street	C	Good	0		No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
915	12	Street	NC	Poor	1	C	No
919	12	Street	NC	Poor	0		No
923	12	Street	C	Excellent	1	C	No
1003	12	Street	C	Excellent	1	C	No
1005	12	Street	C	Good	1	C	No
1007	12	Street	C	Good	0		No
1008	12	Street	C	Good	0		No
1012	12	Street	NC	Fair	1	NC	Yes
1015	12	Street	C	Excellent	1	NC	No
1016	12	Street	C	Excellent	1	C	No
1017	12	Street	C	Excellent	0		No
1018	12	Street	C	Excellent	1	C	No
1019	12	Street	C	Good	1	NC	No
1020	12	Street	NC	Fair	1	NC	No
1021	12	Street	C	Good	0		Yes
1025	12	Street	C	Good	0		Yes
1027	12	Street	NC	Fair	0		No
1031	12	Street	C	Good	1	C	No
1103	12	Street	NC	Poor	1	C	Yes
1111	12	Street	C	Good	0		Yes
1114	12	Street	C	Excellent	1	C	No
1115	12	Street	C	Good	1	C	Yes
1119	12	Street	C	Good	1	NC	Yes
1123	12	Street	C	Excellent	0		No
1205	12	Street	NC	Poor	0		No
1207	12	Street	C	Good	2	C/C	No
1215	12	Street	NC		0		No
1221	12	Street	NC		0		No
1301	12	Street	NC	Fair	1	C	N/A
1309	12	Street	C	Good	0		N/A
1316	12	Street	C	Good	0		N/A
1319	12	Street	NC	Fair	0		N/A
702	Clark	Street	C	Good	1	C	N/A
720	Clark	Street	NC	Fair	0		N/A
723	Clark	Street	NC	Fair	0		N/A
725	Clark	Street	C	Good	0		N/A
727	Clark	Street	C	Good	0		N/A
733	Clark	Street	C	Good	0		N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
805	Clark	Street	C	Good	0		N/A
806	Clark	Street	C	Good	1	C	N/A
809	Clark	Street	C	Good	1	C	N/A
814	Clark	Street	NC	Fair	0		N/A
815	Clark	Street	C	Excellent	1	NC	N/A
817	Clark	Street	C	Good	0		N/A
818	Clark	Street	C	Good	0		N/A
822	Clark	Street	C	Good	1	NC	N/A
823	Clark	Street	C	Excellent	1	C	N/A
824	Clark	Street	C	Good	1	C	N/A
901	Clark	Street	NC	Poor	0		No
905	Clark	Street	C	Good	1	C	Yes
911	Clark	Street	C	Excellent	1	NC	No
912	Clark	Street	NC	Poor	1	NC	Yes
913	Clark	Street	NC	Poor	1	C	No
915	Clark	Street	C	Good	1	C	No
916	Clark	Street	NC	Fair	2	C/C	No
920	Clark	Street	C	Excellent	1	NC	No
1011	Clark	Street	NC	Fair	1	C	No
1015	Clark	Street	C	Good	1	NC	No
1017	Clark	Street	C	Good	1	C	No
1018	Clark	Street	C	Excellent	0		No
1019	Clark	Street	C	Good	1	NC	No
1030	Clark	Street	C	Excellent	0		No
1114	Clark	Street	C	Excellent	0		No
1115	Clark	Street	C	Excellent	1	C	No
1116	Clark	Street	C	Good	0		No
1117	Clark	Street	C	Good	1	C	No
1121	Clark	Street	NC	Poor	1	NC	Yes
1122	Clark	Street	NC		1	NC	No
1209	Clark	Street	C	Good	1	C	No
902	Columbus	Street	NC	Poor	0		No
905	Columbus	Street	C	Excellent	1	NC	No
907	Columbus	Street	NC	Poor	0		Yes
909	Columbus	Street	C	Excellent	0		No
914	Columbus	Street	C	Excellent	1	NC	Yes
917	Columbus	Street	C	Excellent	1	NC	No
918	Columbus	Street	NC	Fair	1	C	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
919	Columbus	Street	C	Good	0		Yes
921	Columbus	Street	C	Good	1	C	No
924	Columbus	Street	C	Good	1	C	No
926	Columbus	Street	C	Excellent	1	C	No
927	Columbus	Street	C	Good	0		Yes
1012	Columbus	Street	C	Good	0		Yes
1015	Columbus	Street	C	Excellent	1	C	No
1018	Columbus	Street	NC	Fair	1	C	No
1019	Columbus	Street	C	Excellent	1	C	No
1021	Columbus	Street	C	Excellent	0		No
1022	Columbus	Street	C	Good	1	C	No
1110	Columbus	Street	NC	Fair	1	C	No
1115	Columbus	Street	C	Excellent	1	NC	No
1116	Columbus	Street	C	Excellent	1	NC	No
1117	Columbus	Street	C	Good	1	C	No
1118	Columbus	Street	C	Excellent	1	C	No
1119	Columbus	Street	NC	Fair	1	C	No
1124	Columbus	Street	C	Excellent	0		No
1209	Columbus	Street	C	Good	0		No
1212	Columbus	Street	NC	Fair	0		Yes
1214	Columbus	Street	C	Excellent	0		No
1216	Columbus	Street	C	Excellent	2	C/ C	N/A
1220	Columbus	Street	NC	Poor	2	NC/NC	No
1221	Columbus	Street	NC	Fair	1	NC	No
1225	Columbus	Street	NC	Fair	0		No
1227	Columbus	Street	NC	Fair	1	NC	No
807	Fairview	Street	NC	Fair	0		No
808	Fairview	Street	C	Good	1	C	N/A
809	Fairview	Street	NC	Poor	3	C/C/NC	No
810	Fairview	Street	NC	Poor	0		N/A
811	Fairview	Street	C	Good	1	C	Yes
815	Fairview	Street	NC	Fair	1	NC	No
817	Fairview	Street	C	Good	1	NC	Yes
821	Fairview	Street	NC	Fair	1	NC	No
824	Fairview	Street	NC	Fair	1	NC	N/A
828	Fairview	Street	NC	Fair	0		N/A
832	Fairview	Street	C	Excellent	0		N/A
901	Fairview	Street	C	Good	1	NC	Yes

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
902	Fairview	Street	C	Good	2	C/NC	No
904	Fairview	Street	C	Excellent	2	NC/C	No
905	Fairview	Street	NC	Fair	1	C	No
909	Fairview	Street	C	Good	1	C	No
911	Fairview	Street	NC	Fair	1	NC	Yes
912	Fairview	Street	C	Good	1	NC	No
913	Fairview	Street	C	Excellent	1	NC	No
914	Fairview	Street	C	Good	1	NC	No
920	Fairview	Street	C	Excellent	0		No
922	Fairview	Street	C	Excellent	1	NC	No
923	Fairview	Street	NC	Poor	1	C	No
1010	Fairview	Street	NC	Poor	0		No
1018	Fairview	Street	C	Good	0		No
1019	Fairview	Street	C	Good	1	C	No
1023	Fairview	Street	C	Excellent	1	NC	No
1025	Fairview	Street	NC	Fair	1	NC	Yes
1114	Fairview	Street	C	Good	1	NC	Yes
1115	Fairview	Street	NC	Poor	0		No
1117	Fairview	Street	C	Excellent	2	C/NC	No
1119	Fairview	Street	C	Excellent	0		No
1120	Fairview	Street	NC	Fair	1	C	No
1124	Fairview	Street	NC	Fair	0		No
814	Flormann	Street	NC	Fair	0		N/A
818	Flormann	Street	C	Excellent	1	C	N/A
822	Flormann	Street	NC	Fair	0		N/A
912	Flormann	Street	NC	Fair	0		N/A
820	Franklin	Street	NC	Poor	1	NC	No
827	Franklin	Street	C	Good	0		No
903	Franklin	Street	C	Excellent	0		No
907	Franklin	Street	C	Good	1	NC	Yes
911	Franklin	Street	C	Excellent	1	C	No
912	Franklin	Street	NC	Fair	0		Yes
915	Franklin	Street	NC	Poor	0		Yes
916	Franklin	Street	C	Excellent	1	C	No
919	Franklin	Street	C	Good	1	NC	No
920	Franklin	Street	C	Good	0		No
1011	Franklin	Street	NC	Fair	0		N/A
1012	Franklin	Street	C	Excellent	1	NC	N/A

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1021	Franklin	Street	C	Good	0		N/A
813	Fulton	Street	C	Excellent	1	C	No
817	Fulton	Street	C	Good	1	C	No
819	Fulton	Street	C	Excellent	0		No
901	Fulton	Street	C	Excellent	0		No
902	Fulton	Street	C	Good	0		No
903	Fulton	Street	NC	Fair	1	C	No
905	Fulton	Street	C	Excellent	1	NC	No
907	Fulton	Street	C	Excellent	1	C	No
912	Fulton	Street	C	Good	0		No
918	Fulton	Street	NC	Fair	1	NC	No
919	Fulton	Street	C	Excellent	1	C	No
920	Fulton	Street	C	Excellent	2	C/C	No
923	Fulton	Street	C	Good	1	C	No
924	Fulton	Street	C	Excellent	0		No
1017	Fulton	Street	C	Excellent	1	NC	No
1019	Fulton	Street	C	Excellent	1	C	No
1021	Fulton	Street	C	Excellent	0		No
1113	Fulton	Street	C	Good	1	C	No
1114	Fulton	Street	C	Excellent	1	C	No
1117	Fulton	Street	C	Good	1	C	No
1122	Fulton	Street	C	Good	0		No
1123	Fulton	Street	C	Good	1	NC	No
928	Kansas City	Street	C	Excellent	1	C	No
929	Kansas City	Street	NC	Fair	0		Yes
1015	Kansas City	Street	C	Excellent	1	NC	No
1016	Kansas City	Street	NC		0		N/A
1016.5	Kansas City	Street	C	Excellent	1	NC	No
1019	Kansas City	Street	C	Excellent	1	C	No
1020	Kansas City	Street	C	Good	1	C	No
1021	Kansas City	Street	C	Good	0		No
1024	Kansas City	Street	C	Excellent	0		No
1102	Kansas City	Street	C	Excellent	0		No
1107	Kansas City	Street	C	Good	0		No
1108	Kansas City	Street	C	Excellent	1	C	No
1110	Kansas City	Street	C	Excellent	0		No
1111	Kansas City	Street	C	Good	1	C	No
1123	Kansas City	Street	NC	Good	0		No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1124	Kansas City	Street	NC		0		No
1221	Kansas City	Street	NC	Fair	1	NC	No
1225	Kansas City	Street	NC	Fair	1	C	Yes
1229	Kansas City	Street	C	Good	1	C	No
1307	Kansas City	Street	C	Excellent	0		N/A
1310	Kansas City	Street	C	Excellent	0		N/A
1311	Kansas City	Street	NC	Fair	0		N/A
1315	Kansas City	Street	C	Good	0		N/A
1319	Kansas City	Street	NC	Fair	2	NC/ NC	N/A
1324	Kansas City	Street	C	Excellent	0		N/A
1328	Kansas City	Street	NC	Poor	0		N/A
1332	Kansas City	Street	NC	Fair	0		N/A
1333	Kansas City	Street	C	Good	0		N/A
1336	Kansas City	Street	NC	Fair	0		N/A
1342	Kansas City	Street	C	Excellent	0		N/A
1305	Main	Street	C	Good	0		No
913	Mount Rushmore	Road	NC		0		N/A
916	Mount Rushmore	Road	NC	Fair	0		N/A
1009	Mount Rushmore	Road	NC		0		N/A
1010	Mount Rushmore	Road	NC	Fair	0		N/A
1012	Mount Rushmore	Road	C	Good	1	C	N/A
1107	Mount Rushmore	Road	NC		0		N/A
1108	Mount Rushmore	Road	C	Good	1	C	N/A
1110	Mount Rushmore	Road	C	Excellent	0		N/A
1112	Mount Rushmore	Road	NC	Fair	0		N/A
1116	Mount Rushmore	Road	C	Good	0		N/A
1118	Mount Rushmore	Road	C	Good	0		N/A
1119	Mount Rushmore	Road	NC	Fair	1	C	N/A
1120	Mount Rushmore	Road	C	Good	1	NC	N/A
1126	Mount Rushmore	Road	C	Good	0		N/A
1127	Mount Rushmore	Road	C	Good	0		N/A
1130	Mount Rushmore	Road	NC	Fair	1	NC	N/A
1201	Mount Rushmore	Road	C	Excellent	0		N/A
1204	Mount Rushmore	Road	C	Excellent	0		N/A
1208	Mount Rushmore	Road	C	Excellent	0		N/A
1210	Mount Rushmore	Road	C	Excellent	0		N/A
1211	Mount Rushmore	Road	C	Good	0		N/A
1212	Mount Rushmore	Road	C	Excellent	0		N/A

West Boulevard Historic Resources Survey (District and Expansion) 2015
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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1701	Mount Rushmore	Road	C	Excellent	0		No
1801	Mount Rushmore	Road	NC	Poor	0		No
830	Quincy	Street	C	Good	0		No
904	Quincy	Street	NC		0		N/A
905	Quincy	Street	C	Excellent	0		No
911	Quincy	Street	C	Excellent	1	C	No
912	Quincy	Street	NC	Fair	1	NC	No
914	Quincy	Street	C	Excellent	1	C	No
915	Quincy	Street	C	Good	1	C	No
918	Quincy	Street	C	Good	0	C	Yes
920	Quincy	Street	C	Good	0		No
924	Quincy	Street	NC	Fair	1	C	No
926	Quincy	Street	C	Good	1	C	No
1018	Quincy	Street	C	Excellent	0		Yes
1018.5	Quincy	Street	C	Excellent	0		No
1019	Quincy	Street	C	Good	1	C	No
1021	Quincy	Street	C	Good	0		No
1022	Quincy	Street	C	Excellent	1	NC	No
1024	Quincy	Street	C	Good	0		No
1109	Quincy	Street	C	Excellent	0		No
1113	Quincy	Street	C	Good	1	NC	No
1114	Quincy	Street	C	Excellent	0		No
1115	Quincy	Street	C	Excellent	2	C/NC	No
1118	Quincy	Street	C	Excellent	1	C	No
1122	Quincy	Street	C	Good	0		No
1124	Quincy	Street	C	Excellent	1	NC	No
1204	Quincy	Street	C	Excellent	1	C	No
1213	Quincy	Street	C	Excellent	1	C	No
1213.5	Quincy	Street	C	Good	1	C	N/A
1216	Quincy	Street	NC	Fair	0	NC	No
1220	Quincy	Street	C	Excellent	0		Yes
1221	Quincy	Street	NC	Fair	1	NC	No
1228	Quincy	Street	C	Excellent	1	NC	Yes
1314	Quincy	Street	NC	Fair	0		N/A
1314.5	Quincy	Street	C	Good	0		N/A
1316	Quincy	Street	NC	Poor	0		N/A
1316.5	Quincy	Street	C	Good	0		N/A
1318	Quincy	Street	C	Good	0		N/A

West Boulevard Historic Resources Survey (District and Expansion) 2015
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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1318.5	Quincy	Street	C	Good	0		N/A
1320	Quincy	Street	NC		0		N/A
1324	Quincy	Street	NC		0		N/A
811	Saint Anne	Street	C	Good	1	NC	N/A
812	Saint Anne	Street	C	Good	1	C	N/A
817	Saint Anne	Street	C	Good	1	C	N/A
820	Saint Anne	Street	NC	Fair	0		N/A
821	Saint Anne	Street	C	Good	0		N/A
825	Saint Anne	Street	C	Good	0		N/A
1011	Saint Charles	Street	C	Good	1	NC	N/A
1015	Saint Charles	Street	C	Good	1	NC	N/A
1020	Saint Charles	Street	C	Good	0		N/A
1021	Saint Charles	Street	C	Excellent	1	C	N/A
1113	Saint Charles	Street	C	Good	0		N/A
1116	Saint Charles	Street	NC		0		N/A
1120	Saint Charles	Street	NC		0		N/A
1121	Saint Charles	Street	C	Good	0		N/A
1123	Saint Charles	Street	NC	Fair	0		N/A
1011	Saint Cloud	Street	C	Good	0		N/A
1021	Saint Cloud	Street	C	Good	0		N/A
1025	Saint Cloud	Street	C	Excellent	1	NC	N/A
1105	Saint Cloud	Street	NC		1	C	N/A
1113	Saint Cloud	Street	NC	Fair	1	C	N/A
1114	Saint Cloud	Street	C	Excellent	0		N/A
1120	Saint Cloud	Street	NC		0		N/A
1121	Saint Cloud	Street	C	Excellent	0		N/A
1122	Saint Cloud	Street	NC	Fair	0		N/A
811	Saint Francis	Street	NC	Fair	2	C/ NC	N/A
814	Saint Francis	Street	C	Excellent	0		N/A
815	Saint Francis	Street	C	Good	1	C	N/A
820	Saint Francis	Street	C	Good	1	C	N/A
823	Saint Francis	Street	NC	Fair	0		N/A
830	Saint Francis	Street	C	Good	0		N/A
902	Saint Francis	Street	C	Excellent	1	C	N/A
903	Saint Francis	Street	C	Excellent	0		N/A
909	Saint Francis	Street	C	Excellent	0		N/A
914	Saint Francis	Street	C	Good	0		N/A
919	Saint Francis	Street	C	Excellent	0		N/A

West Boulevard Historic Resources Survey (District and Expansion) 2015
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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
930	Saint Francis	Street	NC	Fair	0		N/A
816.5	Saint James	Street	NC	Fair	1	C	N/A
818	Saint James	Street	NC	Fair	1	NC	N/A
1113	Saint James	Street	C	Good	1	NC	N/A
1117	Saint James	Street	C	Good	0		N/A
1123	Saint James	Street	C	Good	0		N/A
1115.5	Saint Joseph	Street	C	Good	0		N/A
1117.5	Saint Joseph	Street	C	Good	1	C	N/A
812	Saint Patrick	Street	C	Good	0		N/A
813	Saint Patrick	Street	C	Good	1	NC	N/A
816	Saint Patrick	Street	C	Good	2	C/ C	N/A
817	Saint Patrick	Street	C	Excellent	1	C	N/A
818	Saint Patrick	Street	C	Good	1	C	N/A
827	Saint Patrick	Street	C	Good	0		N/A
905	Saint Patrick	Street	C	Good	0		N/A
912	Saint Patrick	Street	C	Excellent	1	NC	N/A
913	Saint Patrick	Street	C	Good	0		N/A
919	Saint Patrick	Street	C	Good	0		N/A
920	Saint Patrick	Street	NC	Fair	1	C	N/A
633	South	Street	C	Good	0		N/A
637	South	Street	C	Good	0		N/A
701	South	Street	C	Good	0		N/A
705	South	Street	C	Excellent	0		No
706	South	Street	C	Good	0		No
709	South	Street	NC	Fair	0		No
712	South	Street	C	Good	0		No
712.5	South	Street	C	Good	0		No
717	South	Street	C	Good	1	NC	No
722	South	Street	C	Excellent	1	C	No
723	South	Street	C	Good	0		Yes
726	South	Street	C	Excellent	1	C	No
727	South	Street	C	Inconclusive	0		No
728	South	Street	NC	Poor	0		No
730	South	Street	C	Good	0		No
731	South	Street	C	Good	0		Yes
804	South	Street	C	Fair	0		No
809	South	Street	C	Good	0		No
816	South	Street	NC	Poor	0		No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
818	South	Street	NC	Fair	0		No
820	South	Street	C	Excellent	1	C	No
822	South	Street	C	Excellent	1	NC	No
908	South	Street	C	Good	1	C	No
910	South	Street	C	Good	1	C	No
913	South	Street	C	Good	0		No
915	South	Street	C	Excellent	1	C	No
918	South	Street	C	Good	1	NC	Yes
919	South	Street	C	Excellent	0		No
921	South	Street	NC	Fair	1	C	Yes
922	South	Street	C	Good	2	NC/C	No
923	South	Street	C	Excellent	1	NC	No
1010	South	Street	C	Good	0		Yes
1014	South	Street	NC	Fair	1	C	No
1022	South	Street	C	Excellent	1	C	No
1114	South	Street	C	Good	1	NC	No
1116	South	Street	C	Excellent	0		No
1118	South	Street	C	Good	1	NC	No
1121	South	Street	C	Excellent	1	C	No
1123	South	Street	C	Good	1	C	No
1211	South	Street	C	Good	0		No
1213	South	Street	C	Excellent	1	NC	N/A
1216	South	Street	C	Good	1	C	No
1218	South	Street	NC	Fair	1	NC	No
1219	South	Street	NC	Fair	0		N/A
1222	South	Street	C	Good	0		No
1223	South	Street	NC		0		N/A
1224	South	Street	C	Good	1	C	No
1227	South	Street	C	Good	1	NC	N/A
807	St. Andrew	Street	C	Good	0		No
809	St. Andrew	Street	C	Good	1	NC	No
811	St. Andrew	Street	C	Good	1	NC	No
817	St. Andrew	Street	C	Excellent	1	C	No
821	St. Andrew	Street	C	Good	1	NC	No
908	St. Andrew	Street	C	Good	1	NC	Yes
911	St. Andrew	Street	NC	Fair	1	NC	Yes
912	St. Andrew	Street	NC		1	NC	No
914	St. Andrew	Street	C	Good	1	NC	No

West Boulevard Historic Resources Survey (District and Expansion) 2015
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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
915	St. Andrew	Street	C	Good	1	NC	Yes
916	St. Andrew	Street	C	Excellent	1	NC	No
906	St. Charles	Street	C	Excellent	1	C	Yes
910	St. Charles	Street	C	Excellent	1	NC	No
913	St. Charles	Street	C	Good	1	NC	Yes
914	St. Charles	Street	C	Good	1	C	Yes
916	St. Charles	Street	NC	Poor	1	C	No
919	St. Charles	Street	C	Good	0		No
804	St. Cloud	Street	C	Excellent	0		No
805	St. Cloud	Street	NC	Fair	1	NC	No
809	St. Cloud	Street	C	Good	1	C	No
810	St. Cloud	Street	NC	Fair	0		No
811	St. Cloud	Street	C	Good	1	C	No
814	St. Cloud	Street	C	Excellent	1	C	No
817	St. Cloud	Street	C	Good	1	C	No
818	St. Cloud	Street	C	Good	1	NC	No
820	St. Cloud	Street	C	Good	0		No
821	St. Cloud	Street	C	Excellent	1	C	No
823	St. Cloud	Street	C	Good	1	C	No
824	St. Cloud	Street	C	Excellent	1	C	No
829	St. Cloud	Street	C	Excellent	1	C	No
901	St. Cloud	Street	C	Excellent	1	C	No
909	St. Cloud	Street	NC	Fair	1	NC	No
910	St. Cloud	Street	C	Excellent	1	C	No
915	St. Cloud	Street	NC	Fair	1	C	Yes
916	St. Cloud	Street	NC	Fair	1	NC	Yes
918	St. Cloud	Street	NC	Fair	1	NC	No
919	St. Cloud	Street	C	Good	1	C	No
1020	St. Cloud	Street	C	Good	0		No
1110	St. Cloud	Street	C	Good	1	C	No
805	St. James	Street	C	Good	2	C/NC	Yes
811	St. James	Street	C	Good	2	NC/C	No
813	St. James	Street	NC	Fair	1	NC	No
814	St. James	Street	C	Excellent	0		No
816	St. James	Street	C	Excellent	0		No
821	St. James	Street	C	Good	1	NC	No
823	St. James	Street	C	Good	1	NC	No
826	St. James	Street	C	Good	1	C	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
827	St. James	Street	C	Good	1	C	No
828	St. James	Street	C	Excellent	1	C	No
830	St. James	Street	C	Good	1	C	No
831	St. James	Street	NC	Poor	0		Yes
907	St. James	Street	NC	Fair	1	NC	No
909	St. James	Street	NC	Poor	0		No
910	St. James	Street	C	Good	0		No
912	St. James	Street	NC	Fair	0		Yes
913	St. James	Street	C	Excellent	1	C	Yes
919	St. James	Street	C	Good	1	C	No
920	St. James	Street	C	Good	0		No
1004	St. James	Street	C	Excellent	0		No
1014	St. James	Street	C	Good	0		No
1017	St. James	Street	NC	Fair	1	NC	No
1019	St. James	Street	NC	Poor	0		No
1023	St. James	Street	NC	Poor	1	NC	Yes
1101	St. James	Street	C	Good	0		No
1105	St. James	Street	C	Excellent	1	C	No
1111	St. James	Street	NC	Fair	1	C	No
1116	St. James	Street	C	Excellent	0		No
1118	St. James	Street	NC	Fair	1	C	No
1122	St. James	Street	C	Good	1	C	Yes
1011	St. Joseph	Street	C	Excellent	0		No
1015	St. Joseph	Street	C	Excellent	1	C	No
1019	St. Joseph	Street	C	Excellent	1	C	No
1021	St. Joseph	Street	NC	Fair	1	NC	Yes
1101	St. Joseph	Street	C	Excellent	0		No
1105	St. Joseph	Street	C	Excellent	0		No
1113	St. Joseph	Street	C	Excellent	1	NC	No
1115	St. Joseph	Street	C	Good	1	C	No
1117	St. Joseph	Street	C	Good	0		No
615	West	Boulevard	C	Good	0		No
616	West	Boulevard	C	Good	0		No
617	West	Boulevard	C	Good	1	C	No
620	West	Boulevard	NC	Fair	0		Yes
623	West	Boulevard	C	Excellent	1	C	No
705	West	Boulevard	NC	Good	1	C	No
711	West	Boulevard	C	Excellent	1	C	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
715	West	Boulevard	C	Good	1	C	No
721	West	Boulevard	C	Excellent	0		No
803	West	Boulevard	C	Excellent	1	C	No
804	West	Boulevard	NC	Poor	0		No
807	West	Boulevard	C	Good	1	C	No
810	West	Boulevard	C	Good	1	C	No
814	West	Boulevard	NC	Fair	1	C	N/A
815	West	Boulevard	C	Good	2	C/NC	No
818	West	Boulevard	C	Excellent	0		No
821	West	Boulevard	C	Good	0		No
903	West	Boulevard	C	Good	1	NC	No
907	West	Boulevard	C	Good	1	NC	No
909	West	Boulevard	C	Good	1	C	No
910	West	Boulevard	C	Good	1	C	No
911	West	Boulevard	C	Excellent	1	NC	No
912	West	Boulevard	C	Good	1	NC	No
913	West	Boulevard	C	Excellent	1	C	No
914	West	Boulevard	C	Excellent	1	C	No
923	West	Boulevard	NC	Fair	0		No
926	West	Boulevard	C	Excellent	0		No
1000	West	Boulevard	C	Excellent	0		No
1003	West	Boulevard	C	Excellent	1	C	No
1011	West	Boulevard	C	Excellent	1	NC	No
1012	West	Boulevard	C	Good	1	C	No
1013	West	Boulevard	C	Excellent	1	NC	No
1014	West	Boulevard	C	Excellent	1	C	No
1015	West	Boulevard	C	Good	1	C	No
1016	West	Boulevard	C	Good	0		No
1017	West	Boulevard	C	Excellent	1	C	No
1103	West	Boulevard	NC	Poor	0		Yes
1104	West	Boulevard	NC	Fair	0		No
1105	West	Boulevard	C	Excellent	0		No
1107	West	Boulevard	NC	Poor	0		Yes
1115	West	Boulevard	C	Good	1	NC	No
1116	West	Boulevard	C	Excellent	1	C	No
1120	West	Boulevard	C	Good	1	NC	No
1121	West	Boulevard	C	Excellent	1	C	No
1204	West	Boulevard	NC		1	NC	No

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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1205	West	Boulevard	C	Excellent	0		No
1208	West	Boulevard	C	Excellent	0		No
1209	West	Boulevard	C	Excellent	1	C	No
1214	West	Boulevard	C	Good	1	C	No
1215	West	Boulevard	C	Excellent	1	C	No
1217	West	Boulevard	C	Excellent	1	C	No
1221	West	Boulevard	NC	Fair	1	NC	No
1224	West	Boulevard	C	Good	1	C	No
1226	West	Boulevard	C	Excellent	1	C	Yes
1301	West	Boulevard	C	Good	1	C	No
1302	West	Boulevard	NC	Fair	1	NC	Yes
1307	West	Boulevard	C	Excellent	1	C	No
1309	West	Boulevard	C	Good	1	C	Yes
1310	West	Boulevard	C	Good	1	C	No
1313	West	Boulevard	NC	Fair	0		No
1316	West	Boulevard	NC	Fair	1	NC	No
1317	West	Boulevard	C	Excellent	1	C	No
1318	West	Boulevard	NC	Fair	1	NC	No
1330	West	Boulevard	C	Excellent	1	C	No
1403	West	Boulevard	C	Excellent	1	NC	No
1404	West	Boulevard	C	Good	1	NC	No
1410	West	Boulevard	C	Excellent	1	C	No
1411	West	Boulevard	NC	Fair	0		No
1415	West	Boulevard	C	Good	1	NC	Yes
1419	West	Boulevard	C	Good	1	C	No
1420	West	Boulevard	C	Excellent	1	C	No
1421	West	Boulevard	NC	Fair	1	NC	Yes
1422	West	Boulevard	NC	Poor	1	NC	No
1424	West	Boulevard	NC	Fair	1	NC	Yes
1501	West	Boulevard	NC	Fair	1	NC	Yes
1502	West	Boulevard	C	Excellent	0		Yes
1505	West	Boulevard	C	Excellent	1	NC	No
1510	West	Boulevard	C	Excellent	0		No
1511	West	Boulevard	C	Excellent	1	NC	No
1514	West	Boulevard	NC		1	NC	No
1515	West	Boulevard	C	Good	1	NC	No
1516	West	Boulevard	C	Good	1	C	Yes
1518	West	Boulevard	C	Good	1	NC	No

West Boulevard Historic Resources Survey (District and Expansion) 2015
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STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
1519	West	Boulevard	C	Good	1	C	No
1523	West	Boulevard	C	Good	0		Yes
1601	West	Boulevard	C	Good	1	C	N/A
1602	West	Boulevard	C	Good	0		No
1607	West	Boulevard	C	Excellent	0		N/A
1615	West	Boulevard	C	Good	0		N/A
1616	West	Boulevard	C	Good	0		Yes
1621	West	Boulevard	C	Excellent	1	C	N/A
1622	West	Boulevard	C	Excellent	1	C	No
1701	West	Boulevard	C	Good	1	NC	N/A
1702	West	Boulevard	C	Excellent	0		No
1710	West	Boulevard	C	Excellent	1	C	No
1711	West	Boulevard	C	Good	0		N/A
1714	West	Boulevard	NC	Poor	0		No
1717	West	Boulevard	C	Excellent	0		N/A
1720	West	Boulevard	C	Good	0		Yes
1721	West	Boulevard	NC	Fair	1	NC	N/A
1804	West	Boulevard	C	Good	1	NC	N/A
1805	West	Boulevard	C	Excellent	0		No
1810	West	Boulevard	NC	Fair	1	C	N/A
1814	West	Boulevard	C	Good	1	NC	N/A
1815	West	Boulevard	NC	Poor	0		Yes
1818	West	Boulevard	C	Good	1	C	N/A
1819	West	Boulevard	NC	Fair	0		Yes
1902	West	Boulevard	C	Good	0		N/A
1910	West	Boulevard	C	Good	0		N/A
1920	West	Boulevard	C	Good	0		N/A
2014	West	Boulevard	C	Good	0		N/A
2020	West	Boulevard	NC		1	NC	N/A
2026	West	Boulevard	C	Good	1	C	N/A
2100	West	Boulevard	C	Excellent	1	C	N/A
2110	West	Boulevard	C	Good	1	C	N/A
2116	West	Boulevard	NC	Fair	0		N/A
609	West	Street	C	Good	0		No
616	West	Street	C	Excellent	1	C	No
617	West	Street	C	Good	0		No
623	West	Street	C	Excellent	0		No
701	West	Street	C	Good	1	C	N/A

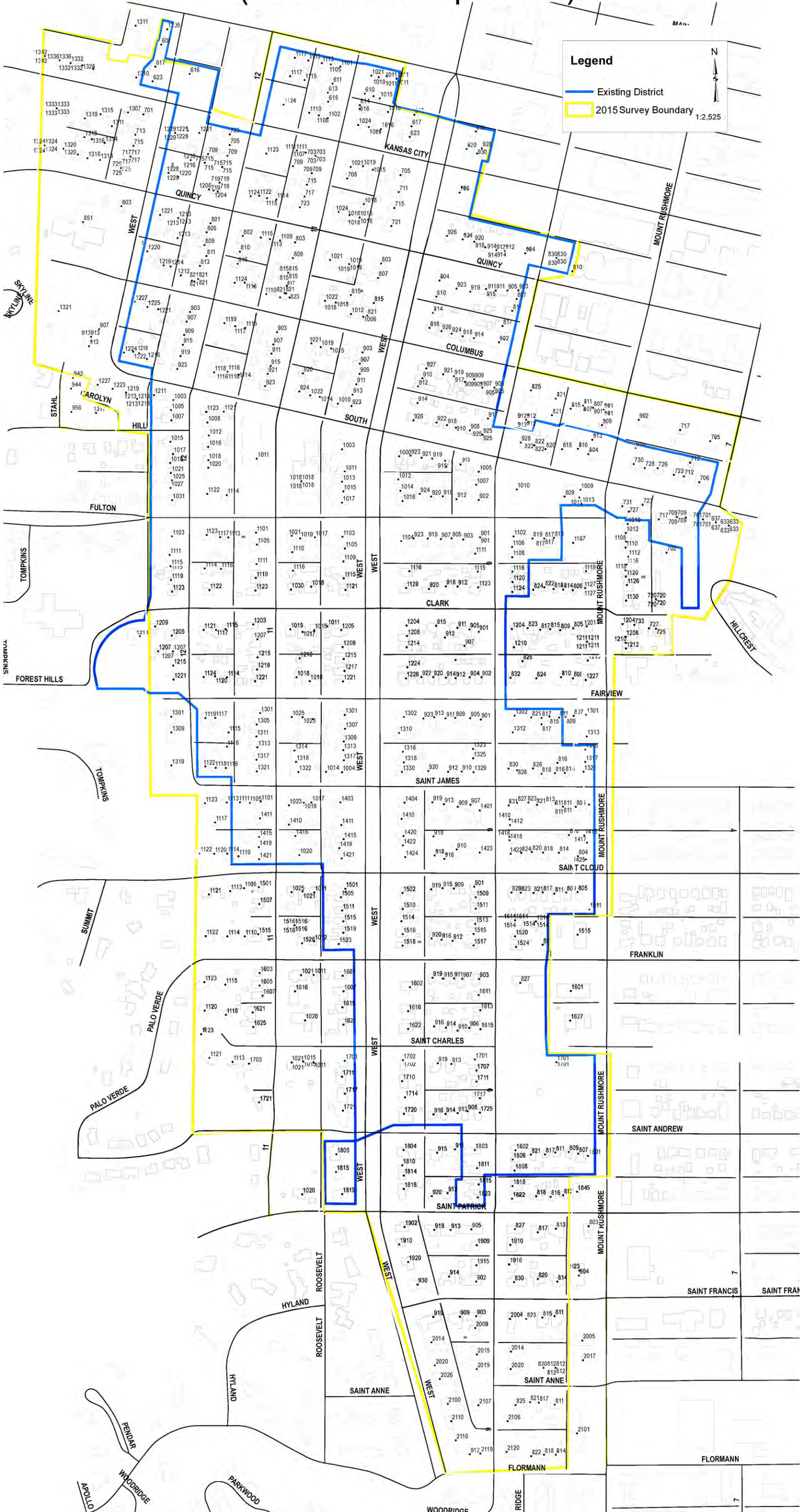
West Boulevard Historic Resources Survey (District and Expansion) 2015
Recommended for Inclusion in the Historic District

STREET NUMBER	STREET NAME	STREET TYPE	PRIMARY RESOURCE STATUS	INTEGRITY RATING	SECONDARY STRUCTURE	SECONDARY STRUCTURE STATUS	CHANGED SINCE NR
713	West	Street	NC	Fair	0		N/A
715	West	Street	NC	Fair	0		N/A
717	West	Street	C	Good	1	C	N/A
725	West	Street	NC	Poor	2	C/ C	N/A
803	West	Street	C	Excellent	1	C	N/A
851	West	Street	C	Good	0		N/A

APPENDIX C

CITY MAP OF SURVEY AREA

(District and Expansion)



APPENDIX D

SAMPLE SURVEY FORMS

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE
HISTORIC SITES SURVEY STRUCTURE FORM 02-26-2016



<u>SHPOID</u>	<u>SiteID</u>	<u>StructureID</u>
Unapproved	56273	58616

SITE INFORMATION

<u>*Survey Date:</u> 4/16/2015 12:00:00 AM	<u>*Quarter1:</u> NE
<u>*Surveyor:</u> Rosin Preservation	<u>*Quarter2:</u> NE
<u>*Property Address:</u> 2100 West Blvd	<u>*Township:</u> 1N
<u>*County:</u> PN	<u>*Range:</u> 7E
<u>*City:</u> Rapid City	<u>*Section:</u> 11

Acres:
Quadname:

Legal Description:

Location Description:

<u>Owner Code1:</u>	<u>Owner Name:</u> Fox, James E and Diana
<u>Owner Code2:</u>	<u>Owner Address:</u> 2100 West Blvd
<u>Owner Code3:</u>	<u>Owner City:</u> Rapid City
	<u>Owner State:</u> SD
	<u>Owner Zip:</u> 57701

HISTORIC SIGNIFICANCE

<u>*DOE:</u> NR Eligible	<u>Register Name:</u>
<u>*DOE Date:</u> 4/16/2015 12:00:00 AM	<u>Multiple Property Name</u>
<u>Nomination Status:</u>	<u>SignificanceLevel1:</u>
<u>Listed Date:</u>	<u>SignificanceLevel2:</u>
<u>Ref Num:</u>	<u>NR Criteria 1:</u>
<u>Period:</u>	<u>NR Criteria 2:</u>
<u>Category:</u>	<u>NR Criteria 3:</u>
<u>Historic District Rating:</u>	<u>NR Criteria 4:</u>
<u>Significance Notes :</u> cbn potentially C if district pos and boundary expanded	

The house retains integrity and fits within the context of the residential neighborhood, potentially rendering it contributing to the historic district.



STRUCTURE DETAILS

***Structure Name:** Dwelling

Other Name:

Date Of Construction: 1962

Significant Person:

Cultural Affiliation:

Type:

Walls: Other

Style: Ranch

Stories: 1

Roof Shape: Gable

Foundataion: Concrete

Roof Material: Ashpalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 160818.0000

Accessible: Yes

***UTM Northing:** 4887846.0000

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes:

Interior Notes:

Physical Notes: The one-story Ranch house has a concrete foundation, historic fiberboard siding and an asphalt shingle side-gable roof. Buff brick clads the bottom portion of the main house on the primary (west) elevation. A hipped wing projects from the south side of the west elevation. An exterior brick chimney rises on the north elevation. A shed-roof porch projects from the east elevation. A wood deck fills the inset northwest corner on the west elevation. Three bays organize this elevation. Historic wood picture windows with flanking one-over-one double-hung wood windows and shutters fill Bays 1 and 3; a replacement vinyl door fills Bay 2.

Other Notes: Secondary Structure: The one-story one-car garage has historic fiberboard siding and an asphalt shingle front-gable roof. A replacement metal overhead door accesses the garage on the primary (north) elevation. C recommended if district pos and boundary expanded and garage within pos



Link to National Register Nomination:

No National Register Nomination Available

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE
HISTORIC SITES SURVEY STRUCTURE FORM 02-26-2016



<u>SHPOID</u>	<u>SiteID</u>	<u>StructureID</u>
Unapproved	56278	58621

SITE INFORMATION

<u>*Survey Date:</u> 4/16/2015 12:00:00 AM	<u>*Quarter1:</u> NE
<u>*Surveyor:</u> Rosin Preservation	<u>*Quarter2:</u> NE
<u>*Property Address:</u> 903 Saint Francis St	<u>*Township:</u> 1N
<u>*County:</u> PN	<u>*Range:</u> 7E
<u>*City:</u> Rapid City	<u>*Section:</u> 11

Acres:
Quadname:

Legal Description:

Location Description:

<u>Owner Code1:</u>	<u>Owner Name:</u> Behrens, Elaine E
<u>Owner Code2:</u>	<u>Owner Address:</u> Po Box 1983
<u>Owner Code3:</u>	<u>Owner City:</u> Rapid City
	<u>Owner State:</u> SD
	<u>Owner Zip:</u> 57709

HISTORIC SIGNIFICANCE

<u>*DOE:</u> NR Eligible	<u>Register Name:</u>
<u>*DOE Date:</u> 4/16/2015 12:00:00 AM	<u>Multiple Property Name</u>
<u>Nomination Status:</u>	<u>SignificanceLevel1:</u>
<u>Listed Date:</u>	<u>SignificanceLevel2:</u>
<u>Ref Num:</u>	<u>NR Criteria 1:</u>
<u>Period:</u>	<u>NR Criteria 2:</u>
<u>Category:</u>	<u>NR Criteria 3:</u>
<u>Historic District Rating:</u>	<u>NR Criteria 4:</u>
<u>Significance Notes :</u> cbn potentially C if district pos and boundary expanded	

The house retains integrity and fits within the context of World War II and Post-War residential housing, potentially rendering it contributing to the historic district.



STRUCTURE DETAILS

***Structure Name:** Dwelling

Other Name:

Date Of Construction: 1959

Significant Person:

Cultural Affiliation:

Type:

Walls: Brick

Style: Ranch

Stories: 1

Roof Shape: Gable

Foundataion: Brick

Roof Material: Ashpalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 160860.0000

Accessible: Yes

***UTM Northing:** 4887963.0000

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes:

Interior Notes:

Physical Notes: BrThe one-story Ranch house has a buff Roman brick foundation and cladding and an asphalt shingle side-gable roof. A two-car garage attaches to the west elevation. An exterior brick chimney rises on the east elevation. A brick chimney rises from the ridge. A concrete stoop with a metal rail projects from the primary (north) elevation. Seven Bays organize this elevation. A historic wood picture window with flanking windows fills Bay 1; a historic wood door fills Bay 2; a band of three windows fills Bay 3; a pair of windows fills Bay 4; a single window fills Bay 5; two historic wood panel overhead doors with glazing fill the garage openings in Bays 6 and 7. Unless otherwise noted, all windows on this elevation are wood casement windows.

Other Notes: Former Residents: James R England, road contractor (1954 Directory); Eldon A Brown (1960 Directory)



Link to National Register Nomination:

No National Register Nomination Available

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE
HISTORIC SITES SURVEY STRUCTURE FORM 02-26-2016



<u>SHPOID</u>	<u>SiteID</u>	<u>StructureID</u>
Unapproved	56290	58633

SITE INFORMATION

<u>*Survey Date:</u> 4/16/2015 12:00:00 AM	<u>*Quarter1:</u> NE
<u>*Surveyor:</u> Rosin Preservation	<u>*Quarter2:</u> NE
<u>*Property Address:</u> 2020 9th St	<u>*Township:</u> 1N
<u>*County:</u> PN	<u>*Range:</u> 7E
<u>*City:</u> Rapid City	<u>*Section:</u> 11

Acres:
Quadname:

Legal Description:

Location Description:

<u>Owner Code1:</u>	<u>Owner Name:</u> Hammerquist, Robert S and Kristal
<u>Owner Code2:</u>	<u>Owner Address:</u> 2020 9th St
<u>Owner Code3:</u>	<u>Owner City:</u> Rapid City
	<u>Owner State:</u> SD
	<u>Owner Zip:</u> 57701

HISTORIC SIGNIFICANCE

<u>*DOE:</u> NR Eligible	<u>Register Name:</u>
<u>*DOE Date:</u> 4/16/2015 12:00:00 AM	<u>Multiple Property Name</u>
<u>Nomination Status:</u>	<u>SignificanceLevel1:</u>
<u>Listed Date:</u>	<u>SignificanceLevel2:</u>
<u>Ref Num:</u>	<u>NR Criteria 1:</u>
<u>Period:</u>	<u>NR Criteria 2:</u>
<u>Category:</u>	<u>NR Criteria 3:</u>
<u>Historic District Rating:</u>	<u>NR Criteria 4:</u>



Significance Notes : cbn, C if district pos and boundary expanded, siding replaced but fenestration good

The house retains integrity and fits within the context of the residential neighborhood, potentially rendering it contributing to the historic district.

STRUCTURE DETAILS

***Structure Name:** Dwelling

Other Name:

Date Of Construction: 1956

Significant Person:

Cultural Affiliation:

Type:

Walls: Other

Style: Ranch

Stories: 1

Roof Shape: Hip

Foundataion: Concrete

Roof Material: Ashpalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 160909.0000

Accessible: Yes

***UTM Northing:** 4887884.0000

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes: The siding is non-historic.

Interior Notes:

Physical Notes: The one-story Transitional Ranch house has a concrete foundation, non-historic fiberboard siding and an asphalt shingle cross-hip roof. A recessed porch fills the southwest corner of the wing on the primary (west) elevation. Three bays organize this elevation. A pair of historic one-over-one-double-hung wood windows with shutters fills Bay 1 in the wing. A historic wood door with geometric glazing fills Bay 2 beneath the porch; a historic wood picture window with flanking one-over-one double-hung wood windows and shutters fills Bay 3 on the main façade.



Other Notes: Secondary Structure: The one-story two-car garage has fiberboard siding and an asphalt shingle hip roof. A single vinyl overhead door accesses the garage on the primary (south) elevation.

replacement siding and door, NC recommended

Link to National Register Nomination:

No National Register Nomination Available

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE
HISTORIC SITES SURVEY STRUCTURE FORM 02-26-2016



<u>SHPOID</u>	<u>SiteID</u>	<u>StructureID</u>
Unapproved	56290	58633

SITE INFORMATION

<u>*Survey Date:</u> 4/16/2015 12:00:00 AM	<u>*Quarter1:</u> NE
<u>*Surveyor:</u> Rosin Preservation	<u>*Quarter2:</u> NE
<u>*Property Address:</u> 2020 9th St	<u>*Township:</u> 1N
<u>*County:</u> PN	<u>*Range:</u> 7E
<u>*City:</u> Rapid City	<u>*Section:</u> 11

Acres:
Quadname:

Legal Description:

Location Description:

<u>Owner Code1:</u>	<u>Owner Name:</u> Hammerquist, Robert S and Kristal
<u>Owner Code2:</u>	<u>Owner Address:</u> 2020 9th St
<u>Owner Code3:</u>	<u>Owner City:</u> Rapid City
	<u>Owner State:</u> SD
	<u>Owner Zip:</u> 57701

HISTORIC SIGNIFICANCE

<u>*DOE:</u> NR Eligible	<u>Register Name:</u>
<u>*DOE Date:</u> 4/16/2015 12:00:00 AM	<u>Multiple Property Name</u>
<u>Nomination Status:</u>	<u>SignificanceLevel1:</u>
<u>Listed Date:</u>	<u>SignificanceLevel2:</u>
<u>Ref Num:</u>	<u>NR Criteria 1:</u>
<u>Period:</u>	<u>NR Criteria 2:</u>
<u>Category:</u>	<u>NR Criteria 3:</u>
<u>Historic District Rating:</u>	<u>NR Criteria 4:</u>



Significance Notes : cbn, C if district pos and boundary expanded, siding replaced but fenestration good

The house retains integrity and fits within the context of the residential neighborhood, potentially rendering it contributing to the historic district.

STRUCTURE DETAILS

***Structure Name:** Dwelling

Other Name:

Date Of Construction: 1956

Significant Person:

Cultural Affiliation:

Type:

Walls: Other

Style: Ranch

Stories: 1

Roof Shape: Hip

Foundataion: Concrete

Roof Material: Ashpalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 160909.0000

Accessible: Yes

***UTM Northing:** 4887884.0000

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes: The siding is non-historic.

Interior Notes:

Physical Notes: The one-story Transitional Ranch house has a concrete foundation, non-historic fiberboard siding and an asphalt shingle cross-hip roof. A recessed porch fills the southwest corner of the wing on the primary (west) elevation. Three bays organize this elevation. A pair of historic one-over-one-double-hung wood windows with shutters fills Bay 1 in the wing. A historic wood door with geometric glazing fills Bay 2 beneath the porch; a historic wood picture window with flanking one-over-one double-hung wood windows and shutters fills Bay 3 on the main façade.



Other Notes: Secondary Structure: The one-story two-car garage has fiberboard siding and an asphalt shingle hip roof. A single vinyl overhead door accesses the garage on the primary (south) elevation.

replacement siding and door, NC recommended

Link to National Register Nomination:

No National Register Nomination Available

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE
HISTORIC SITES SURVEY STRUCTURE FORM 02-26-2016



<u>SHPOID</u>	<u>SiteID</u>	<u>StructureID</u>
Unapproved	56290	58633

SITE INFORMATION

<u>*Survey Date:</u> 4/16/2015 12:00:00 AM	<u>*Quarter1:</u> NE
<u>*Surveyor:</u> Rosin Preservation	<u>*Quarter2:</u> NE
<u>*Property Address:</u> 2020 9th St	<u>*Township:</u> 1N
<u>*County:</u> PN	<u>*Range:</u> 7E
<u>*City:</u> Rapid City	<u>*Section:</u> 11

Acres:
Quadname:

Legal Description:

Location Description:

<u>Owner Code1:</u>	<u>Owner Name:</u> Hammerquist, Robert S and Kristal
<u>Owner Code2:</u>	<u>Owner Address:</u> 2020 9th St
<u>Owner Code3:</u>	<u>Owner City:</u> Rapid City
	<u>Owner State:</u> SD
	<u>Owner Zip:</u> 57701

HISTORIC SIGNIFICANCE

<u>*DOE:</u> NR Eligible	<u>Register Name:</u>
<u>*DOE Date:</u> 4/16/2015 12:00:00 AM	<u>Multiple Property Name</u>
<u>Nomination Status:</u>	<u>SignificanceLevel1:</u>
<u>Listed Date:</u>	<u>SignificanceLevel2:</u>
<u>Ref Num:</u>	<u>NR Criteria 1:</u>
<u>Period:</u>	<u>NR Criteria 2:</u>
<u>Category:</u>	<u>NR Criteria 3:</u>
<u>Historic District Rating:</u>	<u>NR Criteria 4:</u>



Significance Notes : cbn, C if district pos and boundary expanded, siding replaced but fenestration good

The house retains integrity and fits within the context of the residential neighborhood, potentially rendering it contributing to the historic district.

STRUCTURE DETAILS

***Structure Name:** Dwelling

Other Name:

Date Of Construction: 1956

Significant Person:

Cultural Affiliation:

Type:

Walls: Other

Style: Ranch

Stories: 1

Roof Shape: Hip

Foundataion: Concrete

Roof Material: Ashpalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 160909.0000

Accessible: Yes

***UTM Northing:** 4887884.0000

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes: The siding is non-historic.

Interior Notes:

Physical Notes: The one-story Transitional Ranch house has a concrete foundation, non-historic fiberboard siding and an asphalt shingle cross-hip roof. A recessed porch fills the southwest corner of the wing on the primary (west) elevation. Three bays organize this elevation. A pair of historic one-over-one-double-hung wood windows with shutters fills Bay 1 in the wing. A historic wood door with geometric glazing fills Bay 2 beneath the porch; a historic wood picture window with flanking one-over-one double-hung wood windows and shutters fills Bay 3 on the main façade.



Other Notes: Secondary Structure: The one-story two-car garage has fiberboard siding and an asphalt shingle hip roof. A single vinyl overhead door accesses the garage on the primary (south) elevation.

replacement siding and door, NC recommended

Link to National Register Nomination:

No National Register Nomination Available

APPENDIX E

PUBLIC COMMENTS

Public Comment on the
West Boulevard Historic District Resurvey/Survey
Received as of 2/29/16

Hanzel Sarah

From: sft101@aol.com
Sent: Friday, February 05, 2016 8:03 AM
To: Hanzel Sarah
Subject: West Blvd.

Good Morning,

I am not in favor of any expansion of the current district and/or any building requirements that would come with it!

Respectfully,

B. Sutton

Hanzel Sarah

From: cwyatt_co@yahoo.com
Sent: Sunday, February 07, 2016 1:32 PM
To: Hanzel Sarah
Subject: Community meeting Re: Draft Report Historic District

Thanks again for sending the draft report and organizing the meeting. Its too bad about the news article the following day that seemed to have more than its fair share of inaccuracies regarding what happens if a property is included as part of an historic district. Having read the draft report it appears the recommendations and conclusions are well thought out regarding the expansion. My only reservation is in regards to the overall size of the total district. I would rather see two districts or two sub districts. The older West Blvd district with cut-off dates and styles for houses currently included. This would include the expanded boundary. The second district would be the newer district perhaps even with a catchy new name or combination with the West Blvd. West Blvd Historically Modern district, etc. Lastly more PR on the Benefits of belonging might keep the negative comments to a minimum.

Chris Wyatt
102 Quincy Street

From: Hanzel Sarah <Sarah.Hanzel@rcgov.org>
To: "cwyatt_co@yahoo.com" <cwyatt_co@yahoo.com>
Sent: Wednesday, February 3, 2016 1:13 PM
Subject: Draft Report Historic District

Chris,

Here is the draft report for the West Boulevard Resurvey. Please let me know if you have any questions!

Sarah Hanzel
Long Range Planner II
City of Rapid City
Community Planning & Development Services
Division of Long Range Planning
300 Sixth Street
Rapid City, SD 57701
605-394-4120
sarah.hanzel@rcgov.org

Hanzel Sarah

From: Hanzel Sarah
Sent: Monday, February 08, 2016 8:59 AM
To: Hanzel Sarah
Subject: Phone conversation with Dennis Littel at 2116 West Boulevard

Notes:

His property was noted fair integrity due to alterations made by a previous property owner. Recommended status of his property was non-contributing. He indicated he does not want to see the historic district boundaries expanded.

Sarah Hanzel
Long Range Planner II
City of Rapid City
Community Planning & Development Services
Division of Long Range Planning
300 Sixth Street
Rapid City, SD 57701
605-394-4120
sarah.hanzel@rcgov.org

Hanzel Sarah

From: Thomas Baffuto <bbaffuto@aol.com>
Sent: Friday, February 05, 2016 1:25 PM
To: Hanzel Sarah
Subject: West Boulevard Historic District Resurvey

Sarah:

Just thought I would state my thinking to you regarding the Resurvey and Guidelines.

I see in this morning's newspaper that there is already an effort to repel the expansion of the district. It's my opinion that some neighbors rejection of the historic effort as ignorance (uninformed) of the facts and the reality, that no one is against or trying to deny their rights.

Being ignorant of the districts purposes of maintaining the heritage, tradition and identity of our fair City is being missed. We can live anywhere, when you chose freely to be in the district, one might assume it was done because you understand, even innately that it is a wonderful place, set apart because of the architecture developed over periods of history. A wonderful neighborhood-community for all to enjoy. Why can't we all appreciate the benefits that the neighborhood affords to our current residents, new residents and our tourist visitors? Again, I believe it's closed minds and the ignorance of what the district represents-offers. That representation indicated by the latest survey does a great job of showing that.

Regarding the expansion. Today we have neighbors repelled by the idea of including their property. It seems as though they have no sense of history or community. Somehow they think of the "restrictions" that may come or that their home is not historical. This is a huge hurdle. I think if someone ask a person living in, say the 1900's, 20's, 30's or 40's, they more than likely wouldn't feel their place was historical by any means. They might even be repelled by the modernist movement or international styles. Today we understand otherwise, because we (evidently not all) are informed and appreciate that they were retained within the community as a resource. We get to appreciate each one. What if these places were or are removed? What do we have as our heritage, tradition and identity is replaced by the newest thing? A shallow place with no interest, value or link to the past generations. Soulless at best. The homes within the survey up to 1965 makes good sense in order to retain our historic fabric. I'm in favor of the expansion.

Concerning the edges of the district withdrawing, I find this a leaking, the new buildings closing into the district that much more. Without this current barrier, what will keep this line from moving inward in the future? If it's about the integrity of the district, then perhaps we need to work on advancing assistance locally to rehab places to avoid elimination. I'm not in favor of the withdrawing, but would find it acceptable if we could assure the long-term life of the district or establish easy access for assistance of the current homes/buildings.

Regarding the guidelines, closely related issue. Again, I think that some of the public is uninformed, and do not recognize that their property is not hemmed in by the guidelines, but the recipients of a useful help tool. Anyone involved in changing their home using these guideline can be assured that their home will retain its value and quite possibly increase it. I know this is a balancing act, but one worth pursuing and accomplishing for the future of Rapid City.

I appreciate you and all your efforts.
Respectfully,



baffuto architecttura

**Design Studio In Rapid City's Boulevard Historic District
623 West Boulevard**

**Thomas Baffuto, AIA NCARB LEED AP
Owner/Principal Architect**

Studio Phone: 605-341-7501

Business Office: 1025 Duffer Drive Rapid City, SD 57702

Mailing/Billing Office Phone: 605-341-7501

baffutoarchitecttura.com

Hanzel Sarah

From: kristelhammerquist@rushmore.com
Sent: Wednesday, February 17, 2016 9:12 AM
To: Hanzel Sarah
Subject: Re: Historic District Resurvey - Draft Report

Hi Sarah,

Thank you for sending that report to me. I read it and found it interesting and informative. The history of the area and the houses was very interesting. Our Hammerquist home was built by my husband's parents and we purchased from the estate when his mother died. So our home has always been owned by a Hammerquist and as such we feel very protective of our home, our neighborhood and the surrounding area.

While I read the survey and found it interesting. I am opposed to being included in the West Boulevard Historical District for a variety of reasons. I have talked with several of my neighbors and have found that most all of them are also in opposition to be included in this expansion of the District. We are currently circulating a letter and gathering signatures of all of those that are opposed to being included. I hope to have this letter and its signatures in to your office by early next week.

We as a neighborhood have a number of reasons and concerns as to why we do not want to be included in the District. Furthermore, a number of us were unaware of the recent meeting that took place to present this survey. This concerns much, as we want to make sure that we are aware of any future meetings or dealings that have to do with our lives and homes being included into the West Boulevard Historic District. I will tell you that most neighbors that I have spoken with at this point, with the exception of one, are all opposed to this and VERY opposed. I hope that our voices will be heard in this matter.

Thank you Sarah for you getting me the information. I appreciate it. I will be down with the letter and signatures very soon.

Kristel Hammerquist

On 2016-02-10 09:24, Hanzel Sarah wrote:

Kristel,

Here is a copy of the draft report. Thanks for submitting your feedback on the recommendations in this report! Please let me know if you have any questions.

Sarah Hanzel

Long Range Planner II

City of Rapid City

Community Planning & Development Services

Division of Long Range Planning

300 Sixth Street

Rapid City, SD 57701

605-394-4120

sarah.hanzel@rcgov.org

Hanzel Sarah

From: kharrington <kharrington@rushmore.com>
Sent: Monday, February 29, 2016 4:14 PM
To: Hanzel Sarah
Subject: West Boulevard Historic District Expansion.

Dear Sarah-

As a property owner who currently resides on the Environs of the West Boulevard Historic District, I am opposed to any expansion of the District or the Period of Significance.

There are currently 2 houses on my block that face 9th Street. The house next to mine is a standard ranch-style home. My house, while built in 1941, has undergone significant alterations, including siding and a new front door/entryway. Additionally, the front porch referenced in the survey was built as an addition to the house in 2012. I feel that there is no historic significance to either of the structures that face 9th Street between Clark and Fairview.

Kip Harrington
1210 9th Street
Rapid City SD

Mount Rushmore Road Group

Meeting Agenda

February 16, 2016

MEETING CALLED TO ORDER: President Debra Jensen

MINUTES READ AND APPROVED: January, 2015

TREASURER'S REPORT: Modrick

Previous Balance - \$12,705.11

Received:

In membership 75.00 (Dinosaur Park)

Interest .50

Disbursed - 1,043.29 (G.J. Holsworth-Wilson Park Lighting)

600.00 (Rushmore Media Public Awareness)

Current Balance = \$ 11,137.32

NEW:

Bid-letting for Project 2 is Wednesday, 2/17 – Van Beek

Power Poles in Project 2 – Mutch

West Blvd/Historic District Study – Hanzel, Jensen

OLD/ONGOING BUSINESS:

Proposed mine on Hwy 16 permit/appeal – Jensen, Modrick
DOT updates (MRR, I-190) –

COMMITTEE REPORTS:

Marketing/Survival Guide for Projects 2 & 3 – Quasney

McGillicuddy House – Kessloff or Thurston

OTHER/ANNOUNCEMENTS:

NEXT MEETING DATE: March 15, 2016

How to Access the 2015 Survey Inventory Forms

- 1) Request a digital copy by contacting Sarah Hanzel at sarah.hanzel@rcgov.org or by calling 605.394.4120 – OR–
- 2) Go to <http://larcgis.sd.gov/server/dtfd/shpoCRGRID/>

Click on the search button shown circled below.

Type in your Address Number then Street in the “Street” box and select “Rapid City” Click the “Add to selection button. Your file will show up on the right hand side. Download the PDF Detail File.

Additionally, you can zoom in on the map and view the properties in their geographic context.

The screenshot displays the LARCGIS web application interface. At the top, there's a navigation bar with links like 'Home', 'About', 'Contact', 'Help', 'Data', 'Tools', 'Reports', 'Search', and 'Settings'. Below this is a search bar with a magnifying glass icon circled in red. The main area shows a map of Rapid City, South Dakota, with a red pin indicating a selected site. A search form is overlaid on the map, containing fields for SHPO ID, Site ID, Property Name, Surveyor, Register Name, Street, City, County, Section, Twp, Rng, Sec, NR Status, DOE, and Other Name. A red arrow points to the 'Add to Selection' button. On the right side, a panel titled 'Selected Surveyed Sites' shows a list of sites, including '1419 West Boulevard, Rapid City (PIN)' and 'Rapid City West Boulevard Historic District'. The panel also includes buttons for 'Clear Selection', 'PDF Report', 'Excel Report', and 'Detail'. The bottom of the screen shows a status bar with the text 'The Jui2015 Open House Imagery.sip download has completed.'

Selected Surveyed Sites

Clear Selection | PDF Report | Excel Report

1 site: 1 structure

Dwelling
1419 West Boulevard, Rapid City (PIN)
DOE Status: NR Eligible
Register Name: Rapid City West Boulevard Historic District
Summary: PDF XLS Detail: PDF XLS

Which type of record? All Records

SHPO ID:

Site ID:

Property Name:

Surveyor:

Register Name:

Street: 1419 West Boulevard

City: Rapid City

County:

Section: Twp: Rng: Sec:

NR Status:

DOE:

Other Name:

Clear Form Add to Selection

FEBRUARY 4, 2016

West Boulevard Historic District may expand

- [Drew Matthews Journal Staff](#)



Vehicles are parked on a section of West Boulevard between St. Patrick Street and Flormann Street, part of the neighborhood that could be added to the West Boulevard Historic District.

The West Boulevard Historic District may soon expand to encompass upwards of 140 more properties.

A Rapid City commission is trying to expand the reach of history, but some West Boulevard-area residents who would be reached are standing staunchly against the effort.

In the late 1870's homes began popping up around West Boulevard, establishing the first residential neighborhood in Rapid City.

A century later in 1974, the West Boulevard Historic District was recognized by the National Register of Historic Places. In 1994, the residences in the neighborhood were cataloged and the district was greatly expanded to its current boundaries. By law, homeowners within the district are restricted in the types of changes they make to their property without permission.

So the city Historic Preservation Commission's effort to stretch those boundaries is meeting with opposition from some whose homes would be inside the enlarged district.

Loren Beck, who owns a home on Ninth Street within the recommended historic district expansion area, said in an interview Thursday afternoon, "I want the district to be left alone," adding he wasn't interested in fighting with city hall to make any changes to his home.

The proposed changes are the product of a process that started in 2014, when the city hired the consulting firm Rosin Preservation LLC to survey the current district and the surrounding areas. The surveyors documented

every home and business in the neighborhood and cataloged them by construction date, architectural style and historical significance.

The survey was paid for by a grant from the State Historical Preservation Office.

The firm looked at 731 residences and commercial buildings in the approximate area from St. Joseph Street to Flormann Street, north to south, and 11th Street to Mount Rushmore Road, east to west. The surveyed area was estimated to be 251 acres.

The firm recommended expanding the the historic district neighborhood to include 140 homes outside the current district lines.

For those homes, entry into the historic district could mean higher property values and the comfort of knowing the charm of their block would likely go unchanged. But being part of the historic district also means that any structural changes to the interior or exterior of a home must be submitted to the Rapid City Historic Preservation Commission and other agencies for approval.

That process can take several weeks and many levels of approval, including by the Rapid City Council and State Historic Preservation Office.

Sam and Willene Crabb, who live just feet from the current district line on West Boulevard, said Wednesday afternoon they were against the change. Sam said, "People should have a right to do what they want to their home."

Another resident whose home would be included in the expansion said she also objects to the restrictions. She asked that her name not be used in this story.

On Thursday the Rapid City Historic Preservation Commission gathered informally at the City/School Administration Center for an open house to provide information and answer questions about the findings in the report.

None of those attending spoke for or against the expansion.

Rachel Nugent, of Rosin Preservation, gave a detailed presentation on the draft report to the packed room.

A crowd of more than 40 neighbors, most of whom already live within the district, looked at large maps of the West Boulevard neighborhood that were hung around room. Homes were classified as "contributing" to the historic district or "not contributing."

Contributing residences must be over 50 years old and still maintain the architectural integrity of the original house. Regardless of contribution status, all homes within the historic district are subject to review by the city if there are any significant structural changes planned.

A copy of the draft report will soon be available online at the Rapid City Community Planning and Development Services website. Residents also are welcome to contact long range planner Sarah Hanzel at 605-394-4120 for a copy.

Project materials gathered during the survey, including pictures and descriptions of every home within the proposed district, will also be available at the Community Planning and Development Services office.

Public feedback on the preliminary recommendations should be submitted to Hanzel.

A final draft of recommendations will be submitted to the city by March 15. After being acknowledged by the city and state, the recommendation for district expansion will be submitted to the National Register of Historic Places, which will make the final decision.

Sarah Hanzen
City Planning Office
Rapid City, SD

Re: West Boulevard Expansion Survey & Recommendations

February 2016

Dear Sarah,

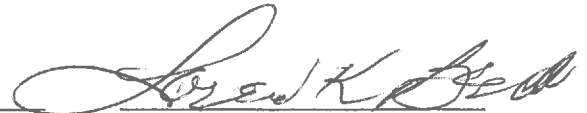
We, the neighbors to the south and adjacent to the West Boulevard Historical District, would like to voice our opinion of opposition to being included in the West Boulevard Historical District. While we have a variety of different reasons as to our objection, we are united in our opposition to being included in and part of the West Boulevard Historical District. Attached is a listing of neighbors that are joined in this opposition. We have included our name and contact information.

Furthermore, several of us were unaware of the last meeting held where the survey and recommendations were presented. We would like to make sure that we are promptly and properly notified of any future meetings regarding the inclusion of our neighborhood into the West Boulevard Historical District.

Thank you for receiving our letter of objection and opposition.

We the undersigned are united in our objection and opposition to be including in the expansion of the West Boulevard Historical District.

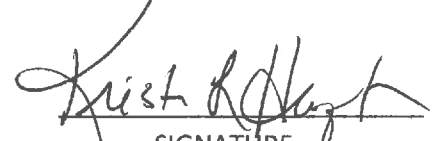
LOREN K BECK
NAME & CONTACT INFO
2004 9th St
605 721 9077


SIGNATURE

NAME & CONTACT INFO

SIGNATURE

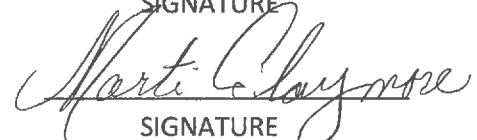
Krista & Rob Hammquist
NAME & CONTACT INFO
2020 9th St - 721 21441


SIGNATURE

Mike Barnett
NAME & CONTACT INFO
1916 9th St.


SIGNATURE

Marti Claymore
NAME & CONTACT INFO
1916 9th St.


SIGNATURE

Linda K. Prana
NAME & CONTACT INFO
820 St. Anne St.

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

821 St. Anne St



NAME & CONTACT INFO

SIGNATURE

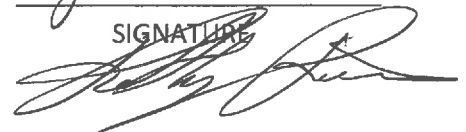
825 ST. ANNE ST


Jean Calver

NAME & CONTACT INFO

SIGNATURE

Bill & Kathy Reishus
814 Flormann St



NAME & CONTACT INFO

SIGNATURE

Kathy Reishus
818 Flormann St.



NAME & CONTACT INFO

SIGNATURE

DALE & ANA UNDERBURK

NAME & CONTACT INFO Becky Underburk@msn.com
919 St. Patrick St.

SIGNATURE

Tim Duffy

NAME & CONTACT INFO timduffy26@gmail.com
913 St. Patrick St RC SD 57701

SIGNATURE

NAME & CONTACT INFO

Matty & Fran Matysek
905 St Patrick Street
Rapid City, SD 57701

SIGNATURE

NAME & CONTACT INFO

Cheryl Pezicka-Chapman
817 St Patrick St
Rapid City SD 57701 605 391-3780

SIGNATURE

NAME & CONTACT INFO

Charles Blaylock
1910 9th Street
Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

Lindsay Blaylock
1910 9th St.
Rapid City, SD 57701

SIGNATURE

NAME & CONTACT INFO

John Weber
830 St. Francis Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

Christi Weber
830 St Francis Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

Paul L. Smith 2107 9th St.
NAME & CONTACT INFO 342-2442

Paul L. Smith
SIGNATURE

ARLW J. FENIMUS 430-6288
NAME & CONTACT INFO 811 St Anne

Arle J. Fenimus
SIGNATURE

KARE H. SMITH
NAME & CONTACT INFO 912 Holman ST.

Kare H. Smith
SIGNATURE

MARILEE J. FOLSTROM
NAME & CONTACT INFO CELL 714-328-9056
3116 WEST BLVD
CCS-721-5823

Marilee J. Folstrom
SIGNATURE

Lynne D. Vetter R. City, So. Dak.
NAME & CONTACT INFO

SIGNATURE

Lisa Moulton 409 St Francis
NAME & CONTACT INFO Rapid City, SD

Lisa Moulton
SIGNATURE

RICHARD WALKER 902 SAINT FRANCIS ST.
NAME & CONTACT INFO

Richard Walker
SIGNATURE

RICHARD WALKER 728 SAINT PATRICK ST.
NAME & CONTACT INFO

Richard Walker
SIGNATURE

Linda Dupré 1920 West Blvd.
NAME & CONTACT INFO

Linda Dupré
SIGNATURE

Willene Crabb
NAME & CONTACT INFO 1910 West Blvd.

Willene Crabb
SIGNATURE

SAMUEL W. CRABB
NAME & CONTACT INFO

Samuel W. Crabb
SIGNATURE

Dean Labor 2015 9th St. RC SD

NAME & CONTACT INFO



SIGNATURE

Marsha Napier 2014 9th St

NAME & CONTACT INFO



SIGNATURE

MARK NAPIER owner, 2014 9th St

NAME & CONTACT INFO

SIGNATURE

Ann Hennies owner, 820 St Fran

NAME & CONTACT INFO



SIGNATURE

Nicole Spears owner 919 Saint Francis St

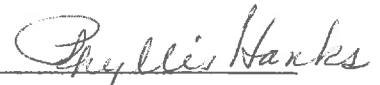
NAME & CONTACT INFO



SIGNATURE

Phyllis Hanks owner 1902 West Blvd

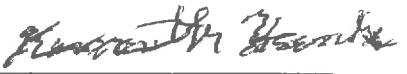
NAME & CONTACT INFO



SIGNATURE

Ken Hanks owner 1902 West Blvd

NAME & CONTACT INFO



SIGNATURE

Kyle Krause or Erin Brown 2009 9th St

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

Hanzel Sarah

From: Todd Hollan <ToddH@nwemanagement.com>
Sent: Friday, March 11, 2016 1:38 PM
To: Hanzel Sarah
Subject: West Blvd Historic District expansion
Attachments: 20160311133710505.pdf

In referencing the district boundary's inclusion of the quadrant west of West St, north of Kansas City St continuing west to the address of 1342 Kansas City Street by and by the north western most corner boundary of the District.

It is the owner of 1342, 1328, and 1324 Kansas City St. desire to be left out of the proposed inclusion. These properties have been used as commercial multifamily housing apartments for many years, and are in part in the same ownership of the majority of that city block, which is structured for general commercial uses. Future use of this block in my study will not be conducive to holding these structures as preservation structures, and in ways will hinder future development of the area North of Kansas City street to Main street.

I have included the mapping of the properties, along with the property descriptions. Thank you.

TODD C. HOLLAN
NWE Management Company



Director of Operations
Licensed Real Estate Broker
Licensed Property Manager
Office: 605.394.3310
Fax: 605.341.2558
toddh@nwemanagement.com

RapidMap Historic District NWE

Rapid City, South Dakota
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Legend

- Road
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Road
- Other
- Private Road
- Unimproved Road
- Trail
- Railroad
- Airport
- Water
- Lake
- Pond
- Stream
- River
- Bay
- Ocean
- Township/Section Lines
- County Line



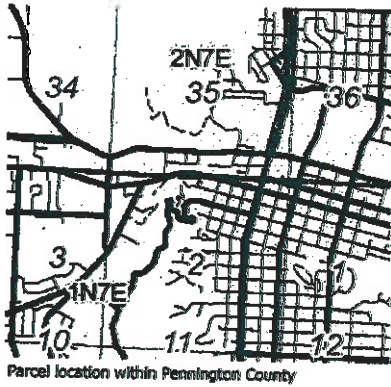
Scale: 1:2,257

Map Notes:

Rapid City-Pennington County Parcel Report

Parcel ID: 3702201010

Report generated 03/10/2016 2:26:15 PM



Parcel Information

PIN: 3702201010

Tax ID: 20454

Property Address: 1342 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.3

Land Value: 51000

Non-ag Structure Value: 37200

Legal: LOT 32-35 OF LOT 13

Block: 6

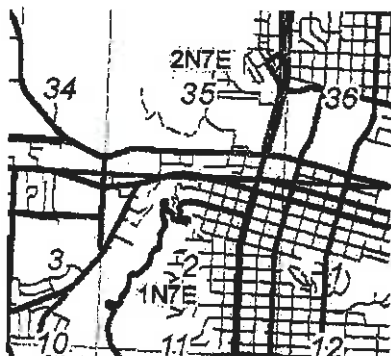
Subdivision: BOULEVARD ADDN

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

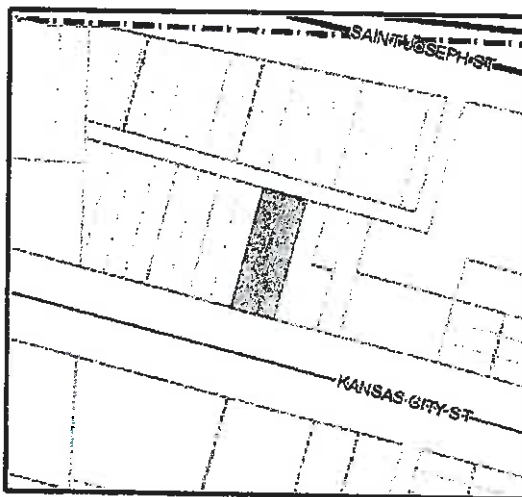
Rapid City-Pennington County Parcel Report

Parcel ID: 3702201013

Report generated 03/10/2016 2:26:15 PM



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 3702201013

Tax ID: 20458

Property Address: 1328 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.16

Land Value: 29400

Non-ag Structure Value: 73900

Legal: LOT 40-41 OF LOT 13

Block: 6

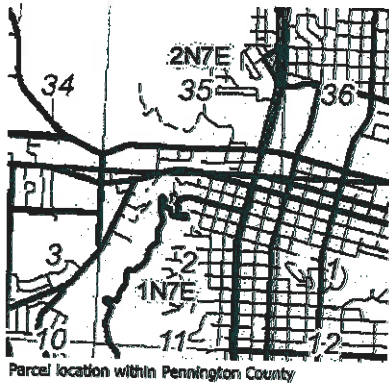
Subdivision: BOULEVARD ADDN

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

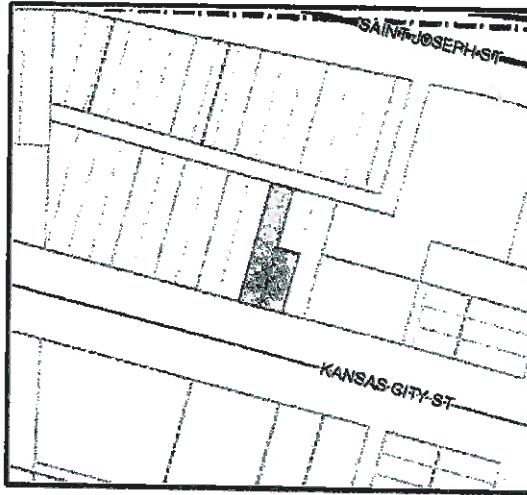
Rapid City-Pennington County Parcel Report

Parcel ID: 3702201014

Report generated 03/10/2016 2:26:15 PM



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 3702201014

Tax ID: 20459

Property Address: 1324 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.12

Land Value: 29400

Non-ag Structure Value: 78100

Legal: LOT 42 AND S1/2 OF LOT 43 OF LOT 13

Block: 6

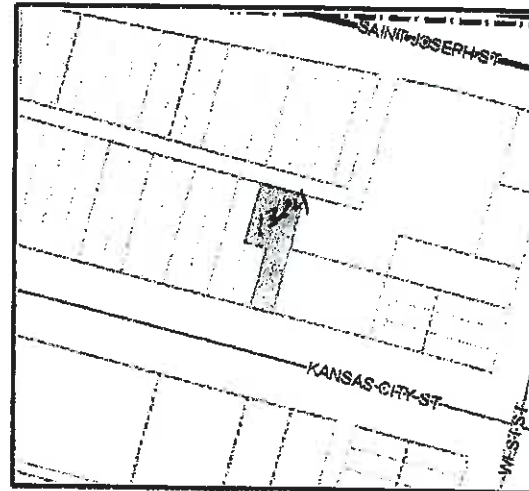
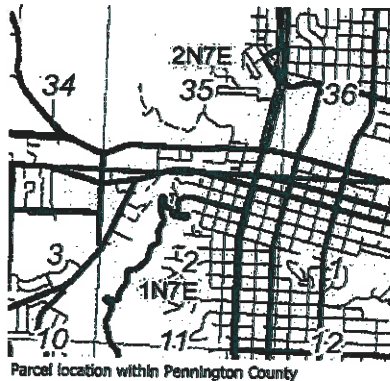
Subdivision: BOULEVARD ADDN

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Rapid City-Pennington County Parcel Report

Parcel ID: 3702201015

Report generated 03/10/2016 2:26:15 PM



Parcel highlighted in blue

Parcel Information

PIN: 3702201015

Tax ID: 20449

Property Address: KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.16

Land Value: 29400

Non-ag Structure Value: 3300

Legal: W25 ft OF E125 ft OF LOT 13; N70 ft OF LOT 43 OF
LOT 13 (AKA N70 ft OF W25 ft OF E150 ft OF LOT 13)

Block: 6

Subdivision: BOULEVARD ADDN

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.