

# WEST BOULEVARD HISTORIC DISTRICT RESURVEY PLAN



PREPARED FOR:  
The City of Rapid City, South Dakota

PREPARED BY:  
Rosin Preservation, LLC

May 1, 2014

# ACKNOWLEDGEMENTS

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# INTRODUCTION

The City of Rapid City (City) contracted Rosin Preservation, LLC to develop a plan to resurvey the West Boulevard National Register Historic District (District), located just west of downtown Rapid City. This project implements principles and goals described in the city's Comprehensive Plan "Plan Rapid City" regarding the conservation of Rapid City's unique cultural and historic assets through survey and inventory efforts.<sup>1</sup> The survey area included the boundaries of the District plus additional resources identified in consultation with the City (*Figure 1*). The City recognizes that the District has continued to evolve in the twenty years since the last designation and is currently taking a proactive, multi-phased approach to examining, evaluating, and documenting the District and its surroundings. Modification of the survey area boundaries reflects the expansion of the historic context necessary for evaluating the resources within the District that have reached fifty years of age since the previous survey. Resources outside the District boundary on adjacent blocks or plats appear to share the expanded context.

The first phase of the West Boulevard Historic District Resurvey project was to identify and update the current status of both the physical and electronic resources. Using the information gathered in the field, Rosin Preservation prepared this Resurvey Plan (Plan). The purpose of this report is to outline the process the City may follow to complete the resurvey itself. The Plan summarizes the work performed during Phase 1, and identifies the methodology and recommended approach for the resurvey, the expected findings and work products, and a bibliography of sources. It also recommends a schedule and budget for the proposed subsequent phases.

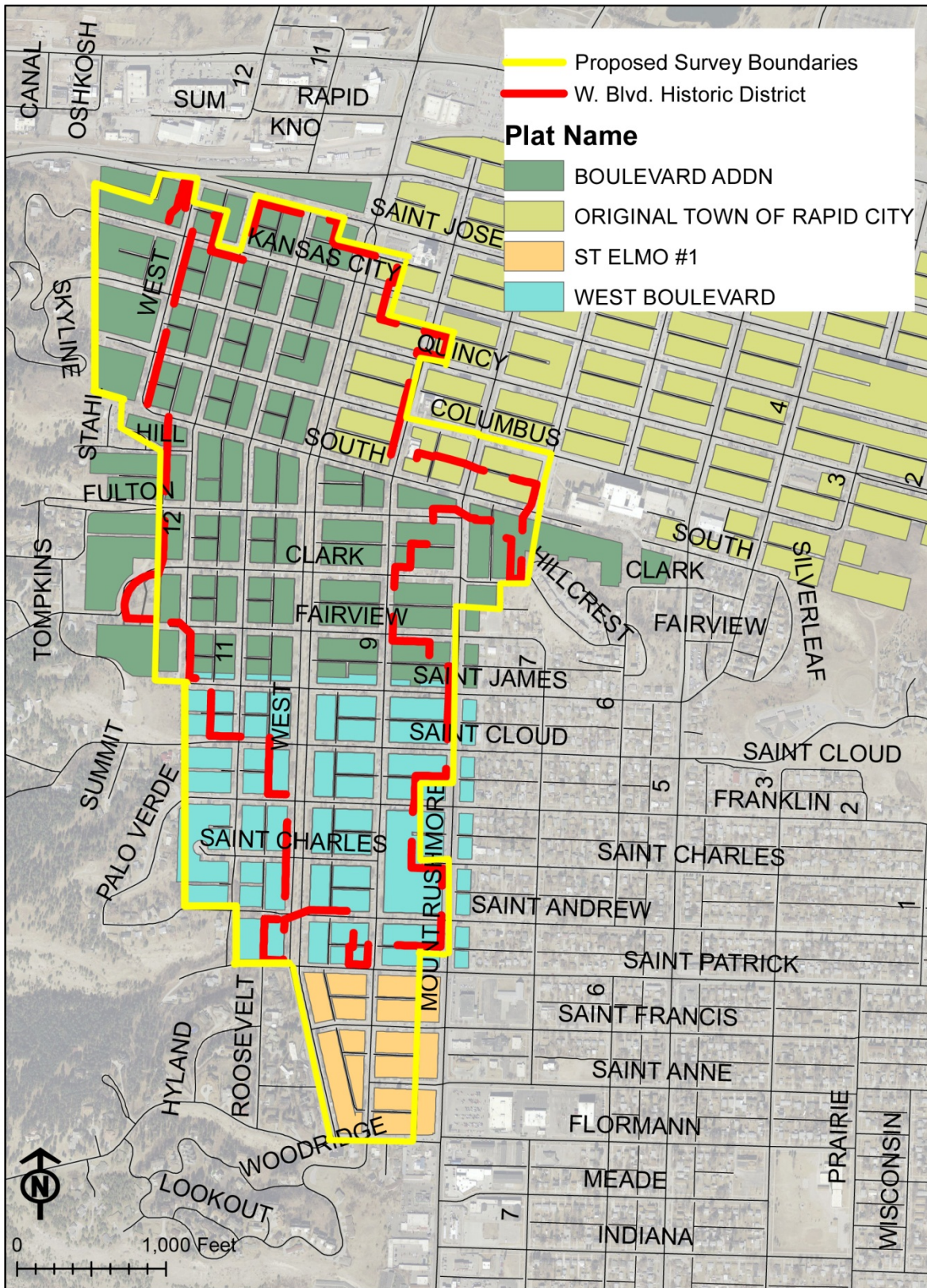
During March and April 2014, Rosin Preservation principal Elizabeth Rosin, associate Rachel Nugent, and historic preservation specialist Lauren Rieke completed pre-survey activities. Ms. Rosin and Ms. Nugent initiated the project by conference call with the City to identify goals and request necessary documents. Ms. Rosin and Ms. Rieke visited Rapid City to meet with City planning staff and property owners, to review the survey area, and to compile a bibliography of pertinent documents that will support the resurvey. Ms. Rieke completed the field survey and initial archival research at the beginning of April. During April, Ms. Rieke updated the South Dakota Historic Sites Survey online database with current owner information and created entries for new resources that will be surveyed during the next phase of the project.<sup>2</sup> Finally, Ms. Rosin, Ms. Nugent, and Ms. Rieke analyzed the data and developed the plan for implementing the resurvey. Ms. Nugent, assisted by Ms. Rosin and Ms. Rieke, prepared this report of findings and recommendations.

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<sup>1</sup> *Rapid City Comprehensive Plan – Adoption Draft: April 2014*, Rapid City Metro Area Planning Organization, 2014, 32-33.

<sup>2</sup> SHPO maintains the website for the South Dakota Historic Sites Survey online database. The Online Survey Forms are available at: <http://arcgis.sd.gov/IMS/DTSD/shpoHS>.

**Figure 1.** Survey Area and Existing Historic District Boundaries



# RESURVEY PHASE 1

## SETTING

The West Boulevard Historic District survey area includes over 1,000 resources in an approximately 251 acre neighborhood in Rapid City, South Dakota. 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. The commercial corridor of Mount Rushmore Road (State Highway 16) runs north-south through the east side of the survey area. East of Mount Rushmore Road, the setting transitions back into residential development. Along the south and west boundaries of the area, the terrain quickly changes to steep hills dotted with residential development.

A regular grid of streets and alleys organizes the survey area. North of South Street, the orientation of the grid shifts slightly to the northeast. Fifty-three full blocks and sixteen partial blocks comprise the long and narrow survey area. A distinct configuration of north-south and east-west paved alleys bisects most blocks. The main thoroughfare of West Boulevard runs north-south through roughly the center of the survey area. A wide, tree-lined median divides the street, which features integral parking strips on many blocks. Concrete sidewalks line most of the streets. Mature deciduous and coniferous trees and shrubs dot the lawns surrounding most of the houses.



*Figure 2. Typical paved alleys*



*Figure 3. Mt. Rushmore Rd. commercial resources*

Free-standing houses on individual lots characterize the majority of the blocks. Houses along West Boulevard are typically larger and have wider setbacks than the surrounding streets. Alley houses front the paved alleys in numerous locations. Most of the primary resources have outbuildings accessed via the alleys or a driveway from the main street. Some of the houses were constructed as or have been converted into multiple-family residences. Others along Mount Rushmore Road have been repurposed for commercial functions. Dispersed throughout the survey area are two schools, several purpose-built commercial buildings, a hospital, and two churches (one now functions as a YMCA). Wilson Park, dedicated in 1941 and featuring work by the WPA, occupies a full block near the southeast corner of the survey area.

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. Most houses are 1- to 2-story frame construction clad in wood or vinyl siding, although



*Figure 4. Eclectic mix of architectural styles (South Street)*

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.

## **METHODOLOGY**

The original District, composed of 117 resources, was listed in the National Register of Historic Places in 1974. It was enlarged in 1995 to include an additional 820 resources. The boundary expansion followed a 1992 survey that evaluated additional resources with similar physical characteristics and historic contexts as those in the existing district. The survey and boundary expansion identified changes within the District that had occurred in the twenty years since the original listing, including alterations, additions, and demolitions.

Sarah Hanzel, Long Range Planner with the City of Rapid City Community Planning and Development Services Department provided Rosin Preservation with the list of current property owners in the District. Chris Nelson with the South Dakota State Historic Preservation Office (SHPO) provided Rosin Preservation with a spreadsheet containing the existing survey records for the District properties. Prior to the start of this project, the majority of resources in the District were entered in the South Dakota Historic Sites Survey online database (online database) maintained by the SHPO. Comparing the data from the City to the resource list in the National Register nomination as well as the information in the existing survey records, the team identified discrepancies between the resources extant at the time of listing (1974 and 1995) and the present.

In the field, Rosin Preservation conducted a windshield survey to examine each resource in the survey area. This process addressed the discrepancies between the various lists. The integrity and approximate age of each resource were examined to identify typical alterations, new construction of additions or infill, and demolition. Rosin Preservation also made a preliminary evaluation of the contributing/non-contributing status of listed resources to determine whether the status remained applicable. Particular



Figure 5. Typical example of house constructed after 1945 (Franklin Street)

attention was given to resources previously identified as “non-contributing” due to their age at the time of survey. Resources that have since reached fifty years of age were identified as potentially eligible for inclusion in the District or a boundary expansion, pending a more intensive evaluation. Rosin Preservation, in consultation with the City, examined opportunities to expand the survey area beyond the boundaries of the

District to include resources that may contribute to the historic context of the District and that illustrate the continuum of residential development in Rapid City.

In the office, Rosin Preservation analyzed the data to reveal patterns of construction or alterations that have the potential to affect the current District boundaries. Entries in the SHPO’s online database were updated with current owner information. New records were created for resources not previously surveyed.

New entries contained only the minimum information necessary for creating a record. Data entered using drop-down menus or text fields included: surveyor name and date; property address including city and county; owner name and address; and location information under *Site ID*; *Property Name*, *Date of Construction*, and *Physical Notes* under *Structure Details*; *Determination of Eligibility* assessment and *Date* under *Historic Significance*; *UTM coordinates*; and whether or not the property is restricted. Property address, owner information, and location information were available through the City’s GIS system, *Rapid Map*. To obtain the date of construction for new entries, Rosin Preservation examined tax assessor records or estimated the date of construction based on the architectural style of the building. Rosin Preservation rendered a *Determination of Eligibility* assessment based on the integrity of the building and its perceived ability to contribute to the historic context of the District. Rosin Preservation entered a brief physical description of the building in *Physical Notes*. UTM coordinates for resources previously surveyed were already entered in the online database. UTM coordinates for new entries were obtained from ArcGIS Explorer.

## FINDINGS

Rosin Preservation updated 547 entries with current owner information and created 221 new entries<sup>3</sup> to reflect the proposed expanded survey area. Field work revealed several issues that have the potential to affect the West Boulevard Historic District. The first is physical changes (including alterations, demolition, and new construction) to resources that comprise the existing District. The second is a

<sup>3</sup> Of the 221 new entries, Rosin Preservation created 19 entries for properties within the District that were not previously surveyed.

change in, or rather an extension of, the historic context. Approximately 46 resources constructed between 1945 and 1965 have reached fifty years of age and should be evaluated for their historic significance and architectural integrity. As representative examples of mid-twentieth century architecture, these resources reflect trends in residential development in this area of Rapid City.

### *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, personal design aesthetics, and modifications based on necessity. Within “alterations” there is a wide spectrum of treatments that affect the integrity of a resource to varying degrees. While one type of



Figure 6. Typical alterations: windows, siding, enclosed porch (12<sup>th</sup> Street)

alteration 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. Demolition of resources can leave gaping holes in the District. New construction introduces new contexts. Concentrated areas with compromised integrity, demolished resources, or resources less than fifty years of age may provide the basis for 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.

### *Expanded Context*

Both the original district and the boundary expansion encompassed resources that were less than fifty years of age. 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. During Phase 1, the survey area was broadened to include several blocks in the Boulevard Addition and West Boulevard plats, as well as the majority of resources in the St. Elmo #1 plat (*Figure 1*). Rosin Preservation recommends that the next phase of the resurvey evaluate resources in these areas to determine if they support expansion of District boundaries.

# RESURVEY PLAN

## RECOMMENDED METHODOLOGY

The West Boulevard Historic District Resurvey is the primary vehicle for the City of Rapid City and the neighborhood to understand the current condition of historic resources in the District and how best to preserve them.

To that end, the West Boulevard Historic District Resurvey will encompass three objectives:

- 1) to identify, record, photograph, and evaluate through reconnaissance-level architectural/historic survey resources in and around the existing District the integrity and contributing/non-contributing status of buildings to ensure the resources in the historic district, on the basis of age and integrity, meet the eligibility criteria for listing in the National Register of Historic Places and to substantiate such assessments;
- 2) to update the SHPO's online database of historic resources to accurately reflect the presence and ownership of resources within the District; and
- 3) to provide recommendations for future preservation efforts based on an analysis of data collected in the field, including the confirmation and justification of any boundary changes.

## FIELD SURVEY

Prior to beginning field work, review the existing survey forms and the work performed during Phase 1 to understand what information is current and what information needs to be updated. Perform the reconnaissance level resurvey field work as outlined in *South Dakota Historic Resource Manual, 2006* and *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance will be in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Develop the methodology and criteria for evaluating architectural integrity. SHPO will provide hard copies of the previous "Historic Sites Survey Structure Form" and accompanying photographs.

During field survey, examine each of the 768 primary resources and associated outbuildings in the survey area regardless of whether it was previously surveyed. For previously surveyed resources, verify the information on the forms provided by SHPO and update the survey form as necessary. For resources that were not previously surveyed, record on a new "Historic Sites Survey Structure Form" all information as needed. Take digital photographs of each resource, replicating the view of photographs associated with the previous survey. Take digital photographs of secondary buildings, such as alley houses and garages. Photographs should conform to SHPO standards for survey documentation. Print and label the

photographs according to the *South Dakota Historic Resource Manual, 2006* and the 2013 National Park Service Photo Policy. Submit photographs to SHPO with printed survey forms as part of final work products.

### *Architectural Features*

Record or verify basic information about the architectural features of each resource. Note the architectural style, roof shape, structural system, and number of stories. Record the materials used for foundation, wall cladding, and roof, including materials that appear to be non-historic. As there are several resources originally constructed as single-family dwellings that have since been converted to multi-family dwellings or commercial uses, note the current use and the historic use where it is changed. Document the materials, location, size, massing, and configuration of significant additions or alterations, including replacement windows, siding, or enclosed porches. Note basic information about garages or sheds.

### *Evaluating Integrity*

All properties eligible for listing in the National Register as contributing elements to the West Boulevard Historic District must retain sufficient architectural integrity to convey the period of time in which they are significant.<sup>4</sup> 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.<sup>5</sup>

Based on visual inspection, give each resource 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

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<sup>4</sup> 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, as in the West Boulevard Historic District, 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.

<sup>5</sup> 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.

period of time remain.<sup>6</sup> Compare the current appearance with previous survey photographs to confirm the retention or loss of historic features. Employ a “glass half-full” approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria should serve 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 would be a contributing element to the 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;
- 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 the District.

#### 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;

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<sup>6</sup> 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.

- 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 the 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.

## DATA ENTRY AND ANALYSIS

Enter information collected in the field into SHPO's online database. Complete entries to reflect the current status and appearance of each resource in the survey area. Note the location and physical features of garages or sheds in the entry for the primary building. Create separate entries for alley houses regardless of ownership.

The online survey form has five sections, four of which are labeled: *Site ID*, *Structure Details*, *Structure Intensive Details*, and, *Historic Significance*. The bottom of the form contains fields for UTM coordinates and whether or not the site is restricted. Enter information about outbuildings in the *Other Notes* field in the *Structure Details* section. As this is a reconnaissance level survey, do not complete the *Structure Intensive Details* section, which is reserved for intensive level survey. Complete all of the fields in the remaining sections with a few exceptions. Under *Site ID*, do not complete the *Legal Description* if information is already entered in the *Location Description* field. Do not complete *Quad Name*. Under *Structure Details*, do not complete *Other Name*, *Significant Person*, *Cultural Affiliation*, and *Interior Notes*.

In addition to evaluating integrity based on field survey, consider the building's ability to contribute to the historic contexts in the nomination or that are developed during this project. These two factors, architectural integrity and historic significance, must be evaluated in tandem to determine whether or not the resource contributes to the District. Once the determination is made, update or complete the *Historic District Rating* field in the *Historic Significance* section. This is the critical piece of information that affects recommendations. Support these determinations with detailed explanations of integrity evaluation criteria and eligibility requirements in the survey report.

Several fields within the survey form have drop-down menus from which to select appropriate information. If the approved list did not contain an adequate choice, enter additional information in the *Other Notes* field. Entries must conform to SHPO requirements for the standardized representation of data, such as inserting “Dwelling” in the *Property Name* field when no historic name exists. SHPO will review updated online entries and either approve or recommend revisions. Once the entries are approved, print the survey forms to accompany the printed photographs as part of the final work products.

Following the completion of data entry, analyze and map the information to reflect the current character and appearance of the District. Analyze architectural style, building form, construction date, current function, evaluation of integrity, and eligibility assessment. Visual analysis yields critical information about development of the survey area. Maps are also useful in identifying concentrated areas where incompatible alterations, additions, or construction may affect the District boundaries. Use this detailed analysis to recommend adjustments to the District boundaries to accurately reflect the area containing the resources that most appropriately represent the historic contexts developed in the nomination or expanded through this project.

## **HISTORICAL RESEARCH & HISTORIC CONTEXTS**

Concurrent with field survey, archival research will expand the existing historic context and develop any additional contexts missing from the original nomination. New contexts will allow for evaluation of resources constructed during the period that has achieved historical significance since the last survey as well as resources in St. Elmo #1 plat. Research Rapid City’s residential development patterns and architectural trends in the mid-twentieth century to determine how these resources represent the context. View historic collections at the Rapid City Public Library, the Rapid City Society for Genealogical Research, and if necessary, the State Archives in Pierre. Archival research should include, but not be limited to, the bibliography contained within this report.

In addition to archival research, examine building permits and/or tax assessor records to determine the date of construction for the added resources. If these sources prove inadequate for identifying a date of construction, dates should be gleaned or deduced from *Sanborn Fire Insurance Maps* and city directories. If dates still remain unknown, they should be estimated based on architectural style, using similar resources in the survey area and *A Field Guide to American Houses* by Virginia McAlester for guidance. Another valuable resource is the 2012 Transportation Research Board 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, Ranch, and Split-Level dwellings as “forms” rather than “styles,” using massing, layout, and shape rather than applied ornament and materials to inform classification and should be used to identify post-war dwellings in the survey area.

## **REPORT OF FINDINGS**

Prepare a Historic Survey Report according to the requirements in the *South Dakota Historic Resource Manual, 2006*. The primary function of this report is to document the findings of the field survey and data analysis, articulate the methodology used in obtaining and analyzing information, provide applicable historic contexts, and make recommendations for future preservation work. Use maps and photographs of resources in the District to illustrate the report. Submit a draft of the report to the City and SHPO for comment. Present the findings in a public meeting to gather input from the community. Revise the report to incorporate comments from the City, SHPO, and the public. Submit the final report to the City and SHPO at the completion of the project.

## **RECOMMENDED SCHEDULE AND BUDGET**

### **RECOMMENDED SCHEDULE**

The resurvey will require multiple steps to achieve the desired goals. The most efficient schedule would complete this work over the course of eleven months. Rosin Preservation recommends a schedule beginning September 1, 2014 and ending by July 31, 2015. This timeframe allows for timely completion while building in sufficient review time and accounting for the difficulty in conducting field work during inclement weather.

To ensure the quality of the resurvey and the efficient use of fiscal resources, the City should engage experienced professionals who meet the Qualifications for Preservation Professionals as outlined in Secretary of the Interior's Professional Qualification Standards, 36CFR Part 61, for History or Architectural History.

Step 1 – Project Kick-off and Public Meeting – September 2014. Begin the project with an initial meeting between the consultant, City staff, and the Rapid City Historic Preservation Commission to identify goals and review the work performed in Phase 1. Conduct a public meeting to inform property owners of the project scope and to gather information about resources not previously surveyed.

Step 2 – Field Survey and Photography – September-October 2014. Field survey and documentation of approximately 1000 resources, including resurvey of those in the existing District and survey of those in the suggested boundary expansion. Work will include visual inspection of all buildings and structures; recordation of data relating to physical characteristics of the resources and their settings; digital photography of all buildings; and preliminary integrity assessments. Where applicable and cost effective, utilize new technologies, such as tablet computers with built-in cameras or proprietary survey programs, such as those with the capability to link to GIS data and imbed photographs, to increase efficiency in the field. Take new digital photos from the same orientation as the previous survey photos on file. Print and label one photo for each resource according to SHPO survey requirements.

Step 3 – Archival Research – October-December 2014. Using the bibliography generated in Phase 1, conduct archival research to expand the historic contexts for the survey area and to develop any missing historic contexts. Research should also identify dates of construction for resources not previously surveyed. This work could be performed concurrent with field survey.

Step 4 – Data Entry – November-December 2014. Enter information gathered in the field into the SHPO online database. Update existing records. Complete records added in Phase 1 to their fullest extent. Print all pages of the survey forms for all 1000 resources after SHPO approves the entries. Submit the printed survey forms with the photos to SHPO.

Step 5 – Data Analysis – January 2015. Analyze data gathered in the field to determine important characteristics and trends of development within the survey area. Areas to examine should include, but are not limited to, date of construction, architectural style, and integrity.

Step 6 – Draft Survey Report – February-April 2015. Prepare a draft survey report that summarizes the findings of the resurvey. The report will follow the procedures identified in the *South Dakota Historic Resources Manual, 2006* and will include the project methodology; a historic context that describes the developmental evolution and historical significance of the survey area and places it in context with the general development of Rapid City; a summary of survey results that presents the findings according to building style, date of construction, and integrity; and recommendations for future preservation action, including the possibilities of expanding/changing District boundaries and/or developing a local register district, a conservation overlay district, or design guidelines. Maps and photographs will illustrate the report. It will also include a list of all surveyed properties. All maps will be black and white and sized for easy reproduction. Submit the draft survey report to the City and SHPO for review and comment

Step 7 – Public Meeting – May 2015. Following submittal of the draft survey report and the survey forms, conduct a second public meeting to present the findings and recommendations to the community. The meeting will include a discussion of the National Register of Historic Places and the benefits and responsibilities associated with register-listing.

Step 8 – Final Survey Report – June 2015. Revise the survey report to incorporate comments from the City, SHPO, and the public. Submit the final survey report to the City and SHPO.

Step 9 – Final Deliverables – June 30, 2015. Upon completion of the project, provide digital and hard copies of all work products to the City and SHPO.

## **SUGGESTED BUDGET**

The suggested budget for the complete resurvey is \$55,000. This fee covers all professional time and reimbursable costs associated with executing Steps 1 thru 9, outlined above. The budget assumes that field survey, photography, and archival research (*Steps 2 and 3*) are conducted concurrently to capture financial and logistical efficiencies in performing all of the site-specific tasks in one visit. Performing data

entry (*Step 4*) and analysis (*Step 5*) shortly after field survey will similarly ensure consistency and accuracy in the production of electronic records.

<b>Task</b>	<b>Fee</b>
<b>Step 1:</b> Kick-off, Preparation & Project Management	<b>\$2,500</b>
<b>Step 2 &amp; 3:</b> Field Survey and Photography, Archival Research	<b>\$19,500</b>
<b>Steps 4 &amp; 5:</b> Data Entry & Data Analysis	<b>\$12,000</b>
<b>Step 6:</b> Draft Survey Report	<b>\$14,000</b>
<b>Step 7:</b> Public Meeting	<b>\$1,500</b>
<b>Step 8:</b> Revised Survey Report	<b>\$1,500</b>
<b>Step 9:</b> Final Deliverables	<b>\$4,000</b>
<b>TOTAL</b>	<b>\$55,000</b>

#### *Dividing the Scope of Work into Phases*

Phasing the project would divide not only the scope of work but the suggested fee into smaller increments. How the project is split requires careful consideration of scope of work and deliverables to create a logical process. It also adds an estimated five percent to the project cost, as the result of multiple visits to the project area and archives, additional project management requirements, and general “regrouping” every time the project restarts. While there are multiple ways to phase the scope of work, this plan recommends two approaches, both with two phases.

#### Option A:

Phase 1: Complete *Steps 1 – 5* (field survey, photography, archival research, data entry, and data analysis).

Phase 2: Complete *Steps 6 - 8* (preparation of the report and the final public meeting).

<b>Phase 1</b>	<b>Fee</b>
<b>Step 1:</b> Kick-off, Preparation & Project Management	<b>\$2,500</b>
<b>Step 2 &amp; 3:</b> Field Survey, Photography, Archival Research (dates)	<b>\$19,500</b>
<b>Steps 4 &amp; 5:</b> Data Entry & Data Analysis	<b>\$12,000</b>
<b>Step 9:</b> Deliverables (survey forms)	<b>\$3,750</b>
<b>Phase 1 TOTAL</b>	<b>\$37,750</b>
<b>Phase 2</b>	
<b>Step 1:</b> Kick-off, Preparation & Project Management	<b>\$1,000</b>
<b>Step 3:</b> Archival Research (expanded historic context)	<b>\$1,500</b>
<b>Step 6:</b> Draft Survey Report	<b>\$14,000</b>
<b>Step 7:</b> Public Meeting	<b>\$1,500</b>
<b>Step 8:</b> Revised Survey Report	<b>\$1,500</b>
<b>Step 9:</b> Final Deliverables	<b>\$250</b>
<b>Phase 2 TOTAL</b>	<b>\$19,750</b>
<b>TOTAL PROJECT COST</b>	<b>\$57,500</b>

Option B:

Phase 1: Complete *Steps 2a – 3a* (field survey, photography, archival research to determine dates of construction) for the expanded survey area.

Phase 2: Complete *Steps 1-9* for the entire project area, merging the data from Phase 1 at *Steps 4-5*.

<b>Phase 1 – Expanded Survey Area</b>	<b>Fee</b>
<b>Step 1:</b> Kick-off, Preparation & Project Management	<b>\$1,000</b>
<b>Step 2a &amp; 3a:</b> Field Survey, Photography, Archival Research (dates) <i>for expanded survey area only</i>	<b>\$5,500</b>
<b>Phase 1 TOTAL</b>	<b>\$6,500</b>
<b>Phase 2</b>	
<b>Step 1:</b> Kick-off, Preparation & Project Management	<b>\$1,500</b>
<b>Step 2 &amp; 3:</b> Field Survey, Photography, Archival Research	<b>\$16,500</b>
<b>Steps 4 &amp; 5:</b> Data Entry & Data Analysis	<b>\$12,000</b>
<b>Step 6:</b> Draft Survey Report	<b>\$14,000</b>
<b>Step 7:</b> Public Meeting	<b>\$1,500</b>
<b>Step 8:</b> Revised Survey Report	<b>\$1,500</b>
<b>Step 9:</b> Final Deliverables	<b>\$4,000</b>
<b>Phase 2 TOTAL</b>	<b>\$51,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$57,500</b>

## EXPECTED FINDINGS AND WORK PRODUCTS

The resurvey report will provide recommendations for future preservation work in the West Boulevard Historic District. Such activities will likely include amending the boundaries and/or resource count of the West Boulevard Historic District to better reflect the built environment in its current state. The expanded historic context will address mid-twentieth century development patterns and architectural trends in Rapid City. The resurvey report will also highlight common alterations and the ways in which they affect the District, as well as general areas that may be at risk for future incompatible construction activity. The information yielded through data analysis can be used to bolster the recommendations in the draft Design Guidelines for the West Boulevard Historic District to ensure that the document provides the most applicable guidance.

The resurvey will generate the work products listed below to be submitted to the City and/or SHPO as required following the completion of major milestones or at the completion of the project:

- Updated **online database**. Entries will be updated and completed per the instructions in the *South Dakota Historic Resource Survey Manual, 2006*. SHPO will approve the completed entries.
- Hard copies of the updated “**Historic Sites Survey Structure Form**.” These forms will be printed from the online database after SHPO approves the entries.
- **Current photographs** of each resource taken from the same vantage point as existing survey photos on file. Digital photographs of each resource will be printed as 3x5 archival black and white prints and labeled according to standards that meet or exceed those set forth in the *South*

*Dakota Historic Resource Survey Manual, 2006* and in the 2013 National Park Service Photo Policy.

- **Final survey report** (number and format specified by SHPO), including survey findings, expanded historic context(s), and recommendations for adjusting the District boundaries and resource count and future preservation strategies.
- Electronic copies of all **digital photographs, spreadsheets, and reports.**
- **Field survey notes, maps, and research materials** collected during the project.

# CONCLUSION

West Boulevard and the surrounding neighborhoods reflect Rapid City's unique identity and the history of its residential development. The goal of this survey plan was to develop a strategy for evaluating historic resources in the West Boulevard Historic District and for possibly expanding the district boundaries to include resources that may have been excluded due to age or other factors in 1995. This work will help to preserve the architectural character of a distinctive area in Rapid City. While this neighborhood is designated as a National Register Historic District, individual resources have been altered over the forty years since it was first listed. These changes may affect the status of individual resources as well as the District boundaries. To move toward change in a positive manner, it is necessary first to recognize and understand the assets that contribute to the survey area's unique physical and cultural character; and to develop goals, policies, and initiatives to assist the City and the community in the evaluation and protection of its remaining cultural resources.



*Figure 7. West Boulevard*

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