HILLCREST RECONNAISSANCE SURVEY

RAPID CITY, SOUTH DAKOTA

sponsored by the

City of Rapid City
Historic Preservation Commission

Michelle L. Dennis M.L. Dennis Consulting Rapid City, South Dakota

April 2009

ABSTRACT

The purpose of this survey was to conduct a reconnaissance-level survey of the Hillcrest neighborhood in Rapid City, SD and to evaluate the neighborhood for its potential to be listed as a historic district. The project was sponsored by the Historic Preservation Commission of Rapid City with grant funding assistance from the South Dakota State Historic Preservation Office.

As a result of this survey, it has been determined that the Hillcrest neighborhood no longer has sufficient integrity to warrant nomination as a historic district.

INTRODUCTION

The Hillcrest Survey was a reconnaissance-level survey conducted in the spring of 2009. It included a survey of the buildings and structures associated with the development of the Hillcrest neighborhood between 1940 and 1955.

The Hillcrest neighborhood is in Rapid City, Pennington County, South Dakota, south of the central downtown business district. The neighborhood is small, encompassing only 32 built resources. The surveyed area falls within the Rapid City East Quadrangle of the USGS maps.

The project, which began in March, included both archival and field research. Field documentation occurred in April. The survey was completed by Michelle L. Dennis of M.L. Dennis Consulting, Rapid City.

The City of Rapid City Growth Management Division provides staff support for the Historic Preservation Commission. All information associated with this survey will reside in files in that department.

SURVEY REPORT

SETTING

The Hillcrest neighborhood occupies the top, east and southeast slopes of a small bluff south of the central downtown core of the city. The top of the bluff is at an elevation of approximately 3390 feet above sea level.

The surveyed area encompassed the original Hillcrest Addition and three subsequent additions to the original. The primary resource type is multiple-family housing, including a combination of duplexes and fourplexes. There was a very small number of single-family dwellings within the surveyed area. In addition to residential dwellings, there were also two buildings used as garages and/or utility storage.

Historically, the land was undeveloped. The Hillcrest housing development has been the only use of land at this site.

SURVEY METHODOLOGY

The survey was designed and implemented in accordance with the Federal and state standards for surveys, using the directions set forth in the *South Dakota Historic Resource Survey Manual* (revised 2006). The surveyor meets all qualifications per 36 CFR 61.

The objectives of the survey were twofold:

- 1. to document the resources associated with the development of the Hillcrest neighborhood, and
- 2. to evaluate the resources for potential historic district listing.

To this end, both field and archival research was undertaken. Information pertaining to the history and physical development of the neighborhood was gathered using several resources, including books and articles about the history of Rapid City and Pennington County, Sanborn Fire Insurance Maps, city plat maps, the Rapid City Daily Journal, city building permits, and the photo archives at the Minnelusa Pioneer Museum. Field recordation included the completion of site forms and photographs for each resource.

The resources were evaluated as a grouping for potential historic district listing using the National Register standards. In addition, each resource was evaluated for possible individual eligibility.

BACKGROUND INFORMATION

The Hillcrest neighborhood's initial development began on August 19, 1940, when Paul E. Bellamy of Rapid City filed a plat for the Hillcrest Addition to Rapid City. In September 1940 it was announced that construction had begun on a 46-unit housing project known as Hillcrest Terrace. The fourteen buildings were to be one-story duplex units and two-story fourplex units, all with basements. All of the buildings would face outward on a peripheral one-way drive, which circled the top of the hill, providing an excellent view of most of the city. Each of the units would be finished with quality materials. The building permits totaled \$92,000 for the project and construction of the initial units was completed by early 1941 (RC Daily Journal).

Hillcrest Terrace was successful for Bellamy and he eventually platted three more additions (see plat map in attachments). Hillcrest Addition #2 was platted March 19, 1942, and resulted in the construction of four single-family dwellings and seven multifamily dwellings (three of these were moved in 1955 to Hillcrest Addition #4). Hillcrest Addition #3, filed May 1, 1943, was actually a replat of Tract F of Hillcrest Addition #2. A total of three multiple-family units and one single-family unit (since converted to a duplex) were constructed in Hillcrest Addition #3 (one of the multiple-family buildings was moved in 1952). Hillcrest Addition #4 was platted on December 27, 1954 and became the site of the units moved from the north end of the neighborhood after a landslide from the northeast side of the upper terrace blocked off two streets and threatened the stability of the buildings.

The Hillcrest Development was the first modern residential development of its kind in Rapid City. Its construction at the end of the Great Depression signaled a change in housing patterns in the city where never before had an entire neighborhood been developed that was predominantly multiple-family units.

There have been no previous surveys of the Hillcrest neighborhood and none of the resources associated with the surveyed area have been listed on any registers.

SURVEY RESULTS

The reconnaissance survey of the Hillcrest neighborhood has determined that it is not eligible for listing as a historic district, nor are there any individual buildings identified as eligible for individual listing.

Clearly the neighborhood meets the standard for 50 years of age. A case might also be made for its significance as the first multiple-family neighborhood in Rapid City. Its integrity, however, has been compromised over the years and the loss of character-defining features is substantial.

Of the seven aspects of integrity, as defined by the National Register of Historic Places, integrity exists only in the areas of location (with the exception of the four buildings that were moved, but even then, they were moved to a newer platted addition adjacent to the original additions), setting, and association. The historic integrity of design, materials and workmanship, and to some degree the aspect of feeling, has been substantially compromised.

The buildings originally were quite modernistic in style, a departure from earlier residential architecture in Rapid City. The boxy-shaped buildings had flat roofs and windows situated near the corners of the buildings. They were originally covered with a horizontal lapped siding and windows were 2:2 double-hung wood sash. Over the years a number of the buildings were sold to different property owners; only those buildings at the top of the bluff and still known as Hillcrest Terrace are owned by a single owner and operated as a housing development.

With these shifts in ownership have come various alterations. A number of the flat roofs have been changed to gabled roofs. Most of the buildings have a secondary siding. Many of the buildings have replacement windows; in some cases, the window openings have shifted from the original corner locations.

All of these changes have resulted in the loss of the original modernistic architecture and character of the buildings and neighborhood. Because these elements were the character-defining features of the buildings, it has been determined that the degree of alteration has resulted in a substantial loss of integrity. Therefore the Hillcrest neighborhood is no longer eligible for listing on the National Register.

FURTHER SURVEY NEEDS

At this point in time, there appears to be no need for further survey of the area.

ATTACHMENTS

- U.S.G.S. topographical map showing the Hillcrest bluff in the center of the map
- Plat map showing Hillcrest Additions # 1 − 4
- Aerial of Hillcrest Terrace with number corresponding to survey identification
- Survey forms

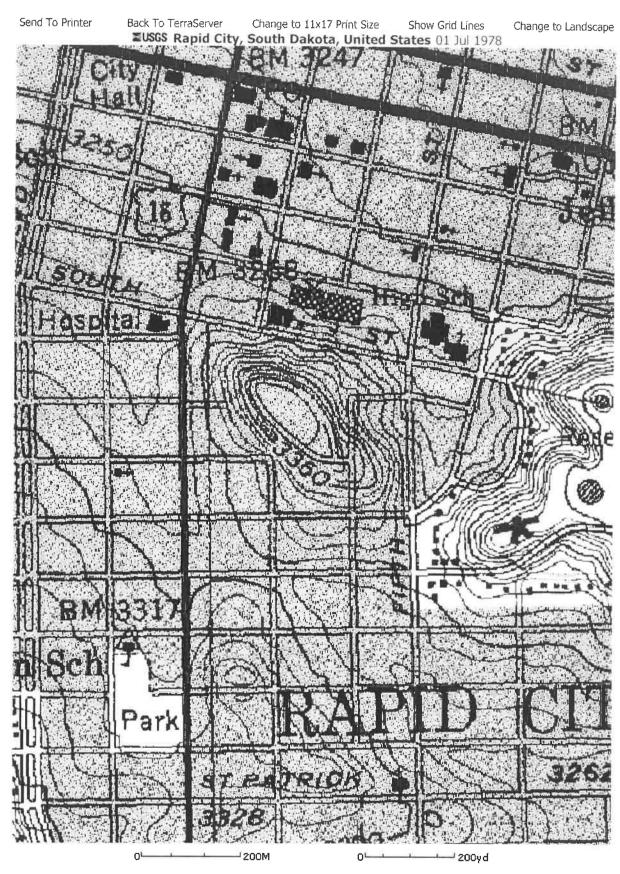
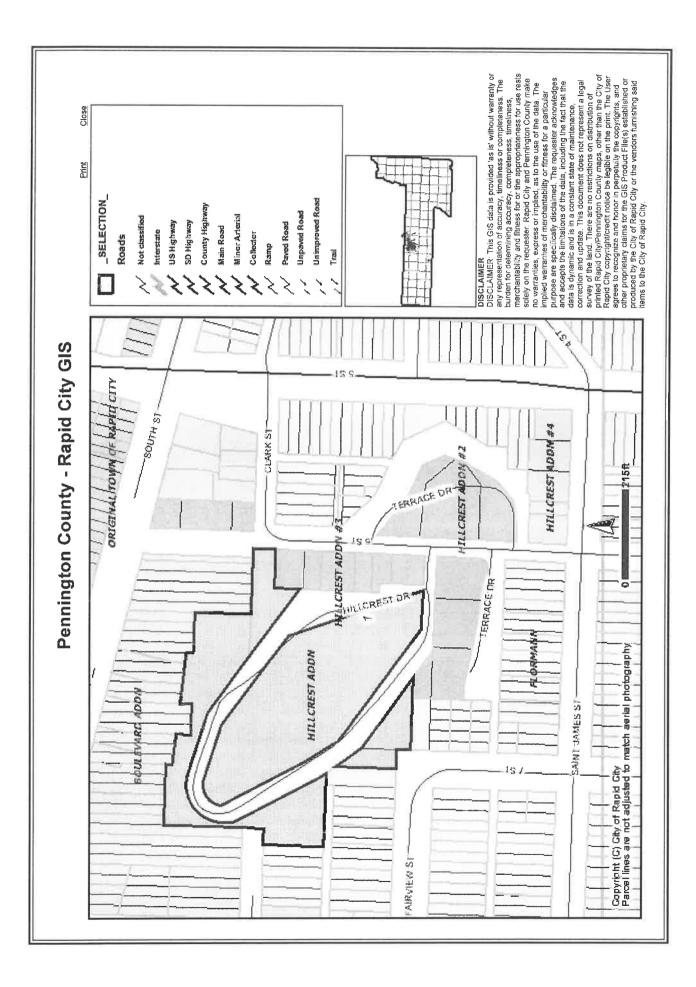


Image courtesy of the U.S. Geological Survey © 2004 Microsoft Corporation. **Terms of Use Privacy Statement**



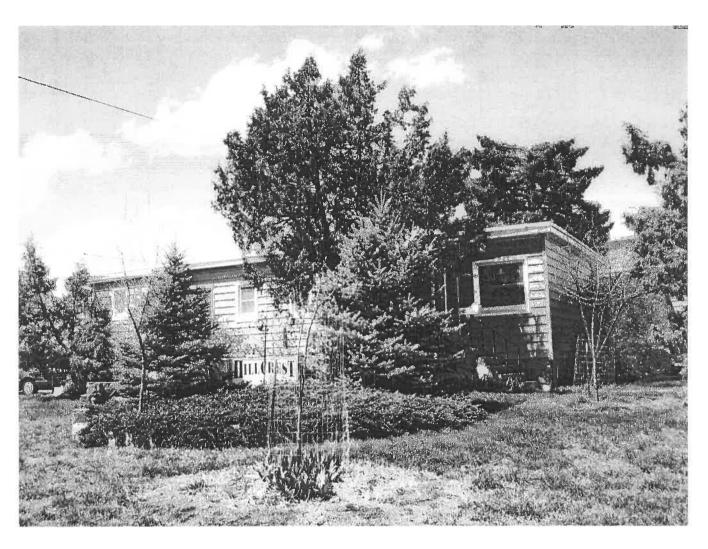




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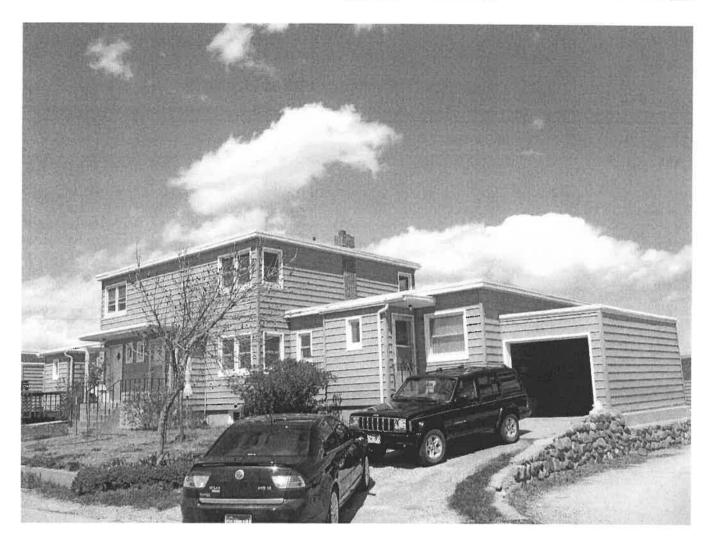


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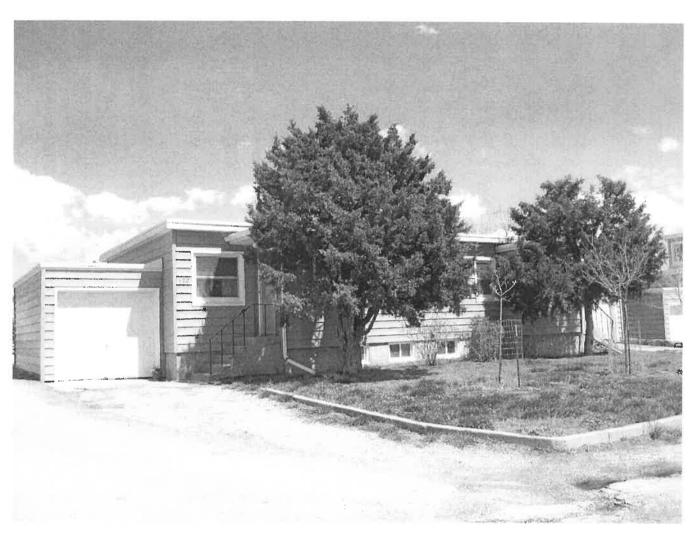


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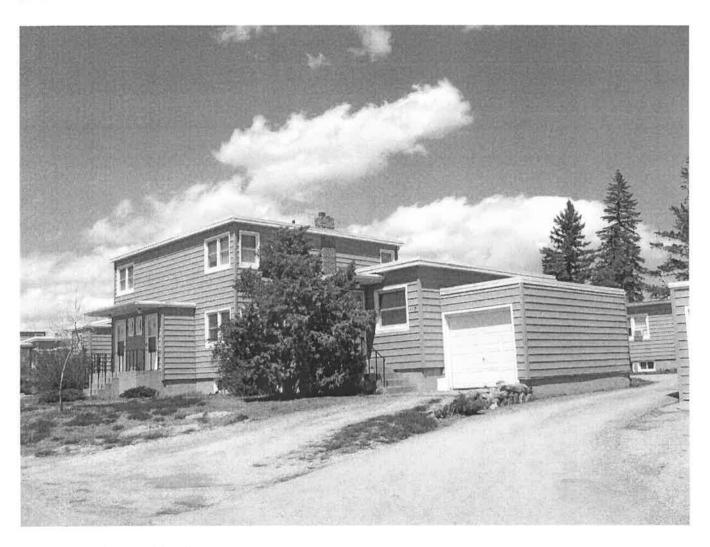


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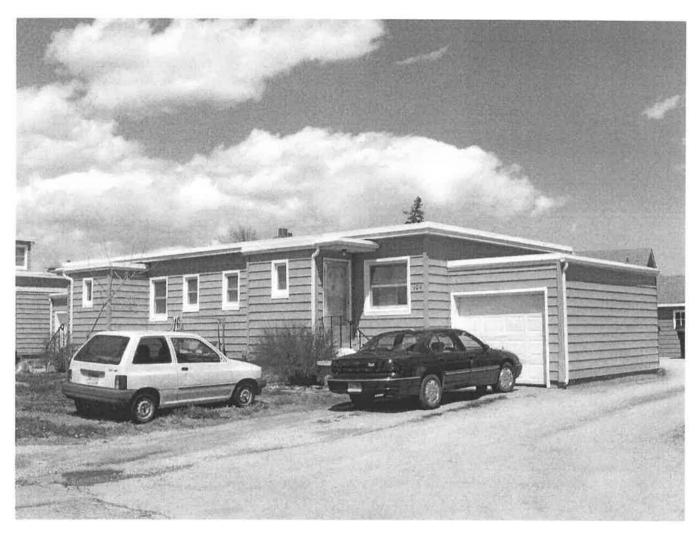
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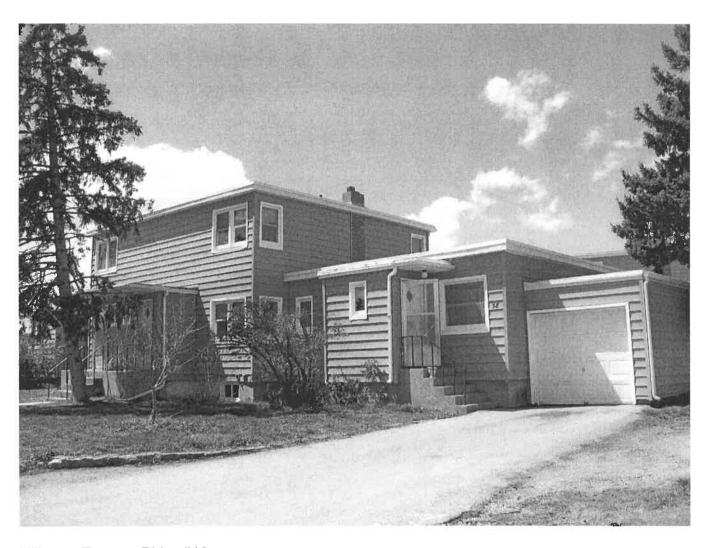


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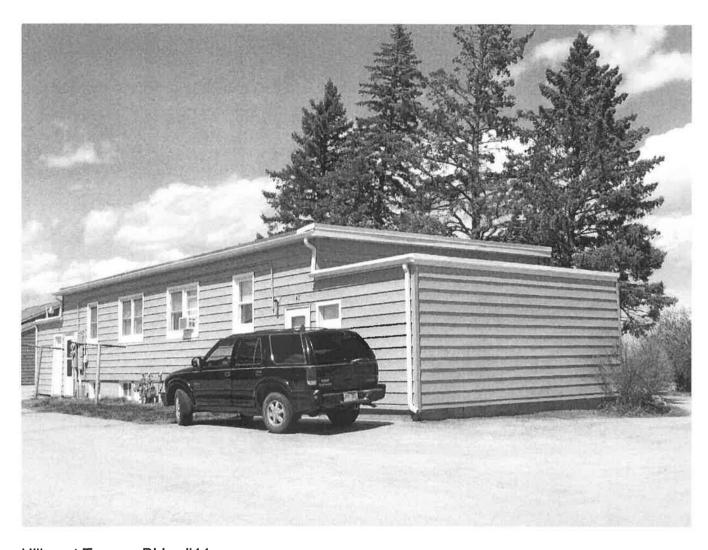


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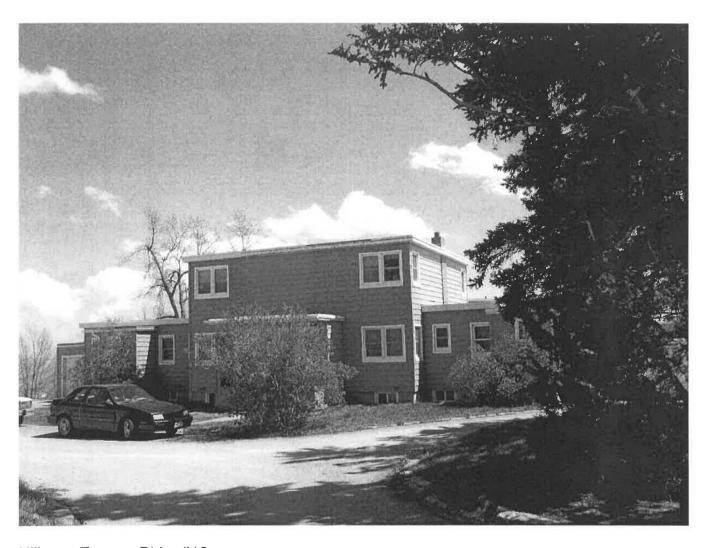


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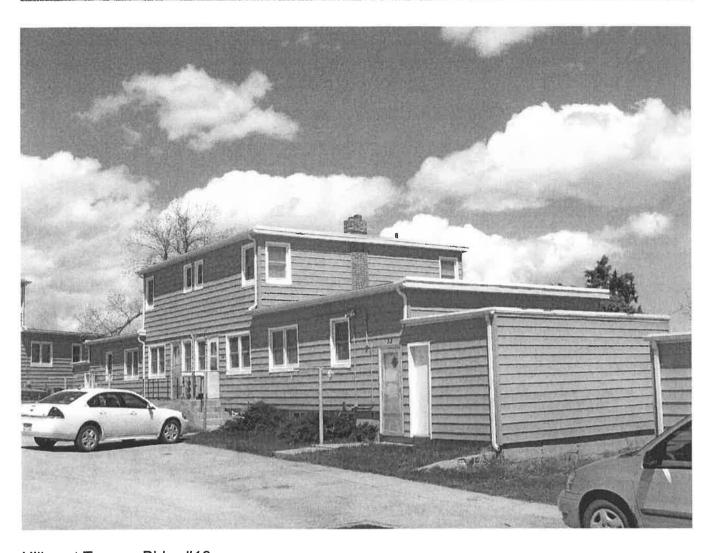
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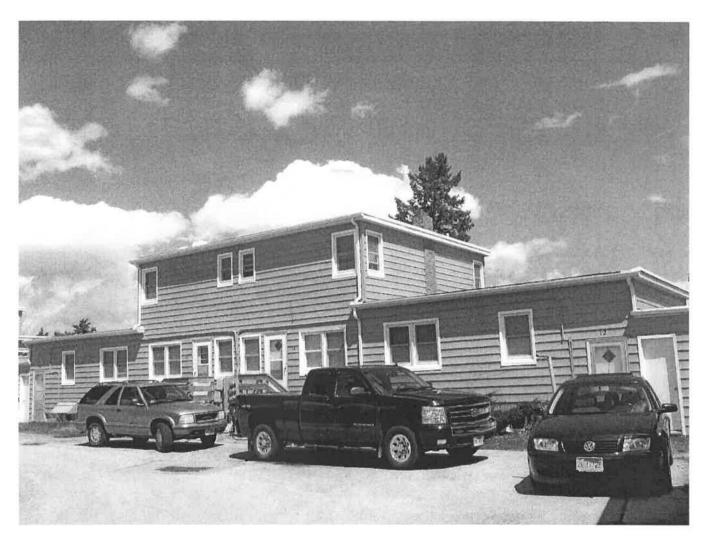


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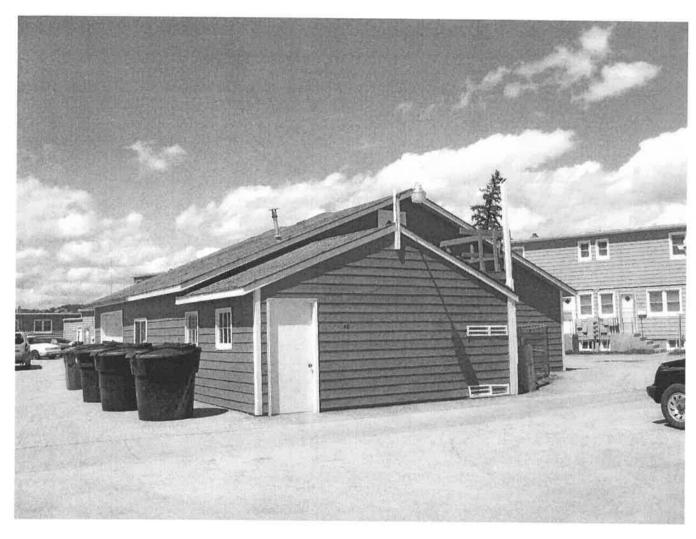
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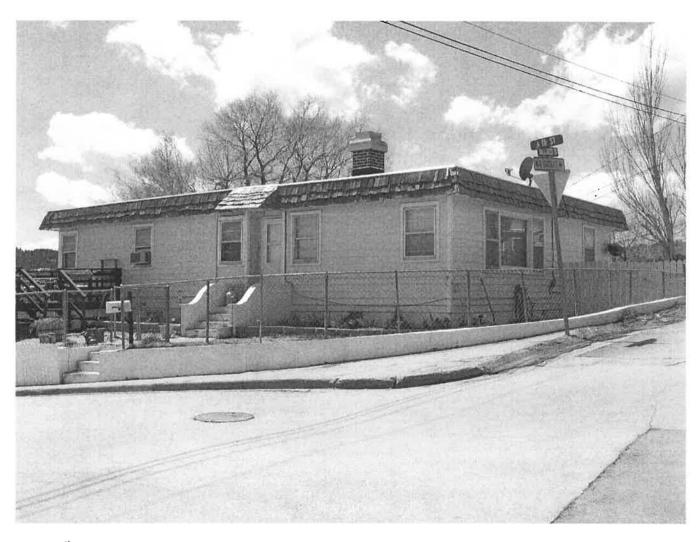
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REASON INELIGIBLE.	Not individually eligible, no district lifteg	iity	
*DATE OF CONSTRUCT	ION: c.1943 story plus basement; wood-framed, conding; 1:1 d.h. sash windows; small porch		
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
	9.00	S	
*LITER MODELUMO.			
	RTED:ONES:		



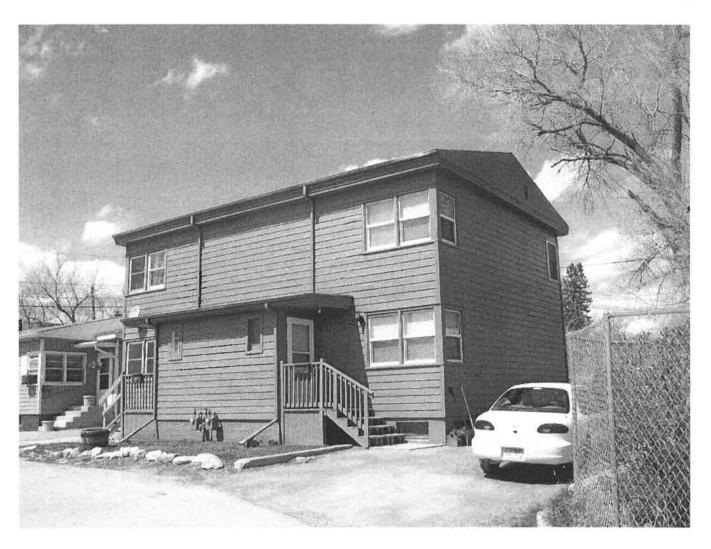


602 Terrace



INELIGIBLE FORM			
		**************************************	A 11 A 7
*SURVEY DATE:		*QUARTER 1:	
*SURVEYOR:	M.L. Dennis	*QUARTER 2:	THE RESERVE TO THE PARTY OF THE
		*TOWNSHIP:	
*PROPERTY ADDRESS:	604 Terrace		
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE DATE:	NOT ELIGIBLE 30 April 2009 Not individually eligible; no district integ	rity	
*DATE OF CONSTRUCT 2-	MME: Bldg. #3 of Hillcrest Addition #2 ION: c.1943 story plus basement duplex; wood-frame econdary siding over original; vinyl 1:1 wi		
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
ALIERT MODELINIO			
	RTED: ONES:		
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604 Terrace



INELIGIBLE FORM			
	05 A % 1 0000	+0UADTED 4	N II A I
*SURVEY DATE:			
*SURVEYOR:	M.L. Dennis	*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:			7E
		*SECTION:	1
*CITY:	Rapid City		
*DOE: *DOE DATE:	NOT ELIGIBLE 30 April 2009		
	Not individually eligible; no district in	ntegrity	
		0 /	
*DATE OF CONSTRUCT	story plus basement, single-family de prizontal lapped siding, gabled roof (2	velling; concrete foundation	on, wood-framed, and large picture
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
ALITHA MODELINIO			
 			
FOR CEMETERIES:			
*DATE STA	RTED:		
	ONES:		
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Photo on page 2			

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608 Terrace



INELIGIBLE FORM			
	25 April 2009	*QUARTER 1:	NIVA
*SURVEYOR:		*QUARTER 1:	NW SW
SOKVETOK.	W.L. Deiriis	*TOWNSHIP:	
*PROPERTY ADDRESS:	612 Terrace	*RANGE:	
	Poppington	*SECTION:	
*CITY:	Panid City		
	Kapiu City		
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
*REASON INELIGIBLE:	Not individually eligible; no district integ	rity	
*DATE OF CONSTRUCT 2- sh	AME: Bldg. #5 of Hillcrest Addition #2 ION: c.1943 story plus basement duplex; concrete for a great form of; horizontal lapped siding; 1:1 d.h added on E and W sides; style: modernistic	. vinyl windows; back	d, flat roof, front entry porch enclosed; carports
			D: Y or xxx N
*UTM NORTHING:			
FOR CEMETERIES: *DATE STA	RTED:	DE STORES - SERVICES - SERVICES - SERVICES - SERVICES SER	aren v. 1.55. sakkassanjanannango samassananan





612 Terrace

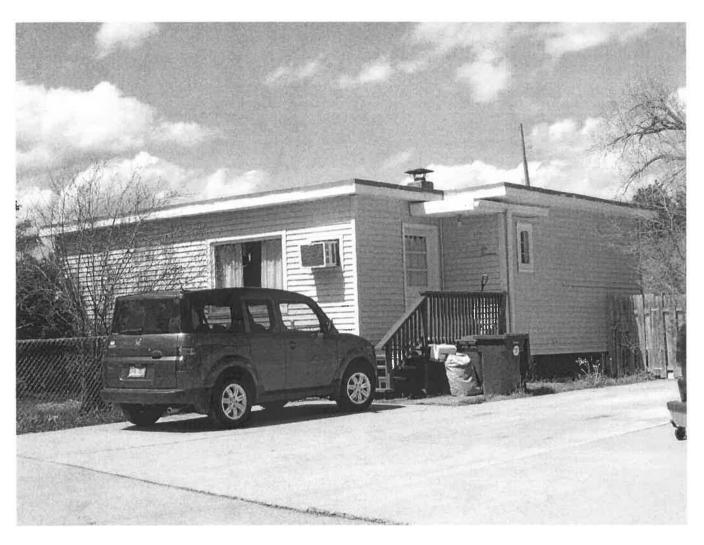


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*SURVEY DATE:	25 April 2000	*OUADTED 4.	NI) A /
*SURVEYOR:	25 April 2009 M.L. Dennis	*QUARTER 1:	NW
SURVETUR.	W.L. Delliis	*QUARTER 2:	SW
*PROPERTY ADDRESS:	G14 Townson	*TOWNSHIP:	1N
	614 Terrace	*RANGE:	<u>7E</u>
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE:	NOT ELIGIBLE		
*DOE DATE:			
-	Not individually eligible; no district into	parity	
KEASON INCLIGIBLE.	Not individually eligible, no district inte	synty	
*DATE OF CONSTRUCT	ME: Bldg. #6 of Hillcrest Addition #2 ON: c.1943 story plus basement, single-family dwe of; vinyl siding; all original windows and	elling; concrete foundation	n, wood-framed, flat
*PHYSICAL NOTES: _alt	ered	o openings gone, large p	· // /
*UTM ZONE:		*RESTRICTEI	D: Y or xxx N
*UTM NORTHING:		_	
FOR CEMETERIES:			
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	ONES:		
Photo on page 2	The second of th		ander des 20 cm 20

* = REQUIRED FIELD

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614 Terrace



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:	M.L. Dennis	*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	1224 6 th St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
	Not individually eligible – loss o	f historic integrity: no district in	tearity
		7.	3.7
se	story, multi-family apartments; condary wood siding; aluminum econd apartment building (south	and vinyl windows; adjacent to	o garage (south) and
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
*UTM EASTING:			
*UTM NORTHING:			
FOR CEMETERIES:			
*DATE STA	RTED:		
	ONES:		
	 		
No. Academic	NOTING - C-1000 CONTROL OF CONTRO		MORROWAN, No100 EMICO 147 NA'-1-NE SOCIEDADENIZATION





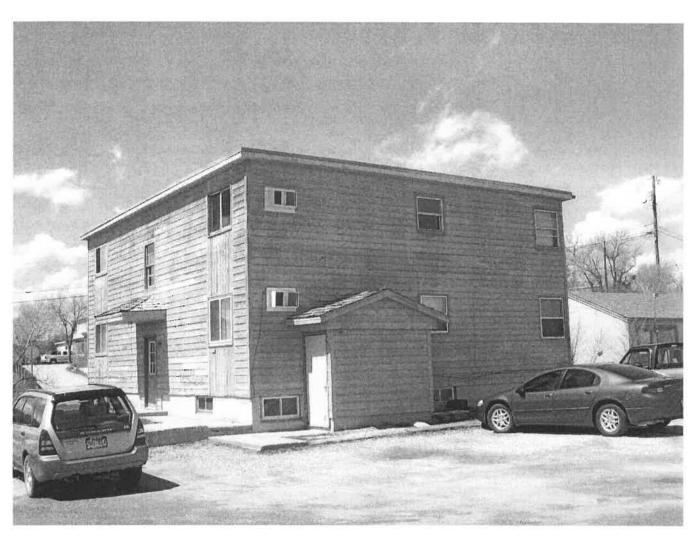
1224 6th St.



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
	M.L. Dennis	*QUARTER 2:	SW
9		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	1312 6 th St.	*RANGE:	7E
*COUNTY:		*SECTION:	1
*CITY:	Rapid City		
*DOE DATE:	NOT ELIGIBLE 30 April 2009 Not individually eligible – substantial l	oss of integrity; no distri	ct integrity
*DATE OF CONSTRUCT 2 ro	AME: Building #8 of Hillcrest Addition TION: c.1943 story plus basement, multi-family apart oof, secondary wood siding, aluminum a arage adjacent to north; second apartn	tments; concrete founda and vinyl sliders and 1:1	d.h. windows; 10-unit
			D: Y or xxx N
*UTM NORTHING:		<u> </u>	
	RTED:		
Photo on page 2	pinahu. Jako ununga mpulinun kentangan di dangan dangan mengangkan pinahun dangan terbagi beranggan dangan dang	Prodynatiinan austrin - Sentin (n. 14 inn.) to Implication (4 innestination)	enforms - Have - envergency - New

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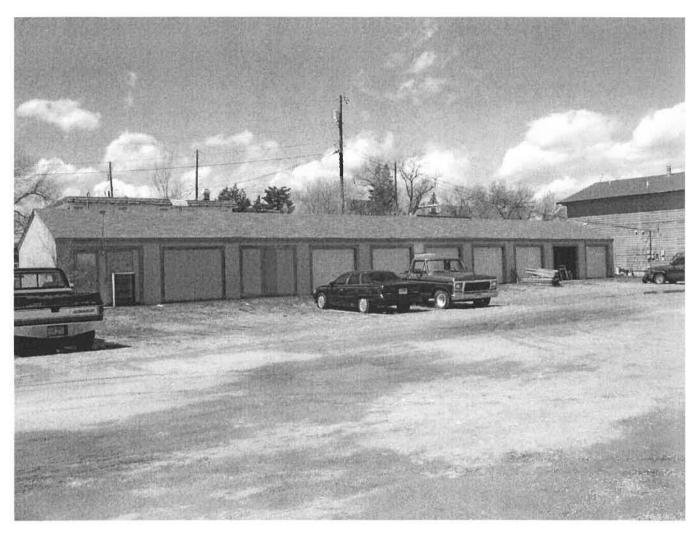


1312 6th St.



INELIGIBLE FORM			
INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:	M.L. Dennis	*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	1300 6 th St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
		—,	
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
*REASON INELIGIBLE:	Not individually eligible; no district inte	grity	
		·	
sta	ION: _1952 story on slab foundation; gabled roof w alls – 3 units on south end have been e ilitarian in style; located between two a	enclosed; 7 units with ro	ll-up metal doors;
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
*UTM EASTING:		_	
*UTM NORTHING:		- -	
FOR CEMETERIES: *DATE STAI *YEARS FROM TOMBST	RTED:		
	-		
The interpretation of the contract of the cont	an-trug Jun. Bernuksan kelantakan mentendak	una-kundanisud, Johansisudan-kadar teksu-kadaran Hitabu-tagan	facility the following consensus, do conjut





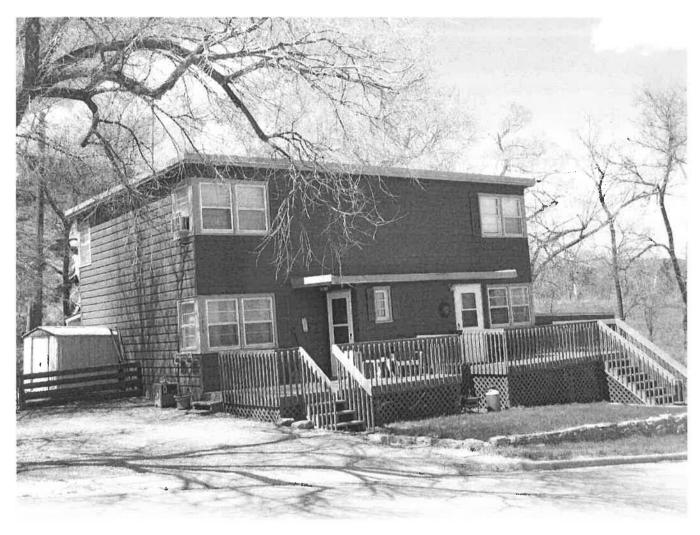
1300 6th St.



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:	M.L. Dennis	*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	1211-1213 6 th St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:			
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
*REASON INELIGIBLE:	Not individually eligible; no district integrit	у	
*DATE OF CONSTRUCT	story plus basement duplex; concrete four pard siding; 2:2 d.h. wood sash windows ar		
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
FOR CEMETERIES:			
*DATE STA	RTED:		
	ONES:		
Note that the second of the se	ik — 48-delekki - 86-100 — — 4800 - 1804 perioderani (m. 18-18-18-18-18-18-18-18-18-18-18-18-18-1	A, arrows amount productive and the state of	Mandale elder Mandale - Mill of & 1
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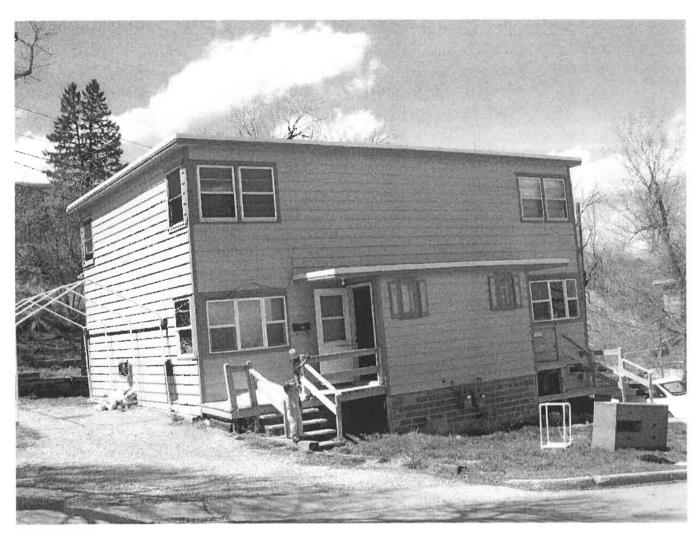


1211-1213 6th St.



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:		*QUARTER 2:	
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	_1215-1217 6 th St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE: *DOE DATE:	NOT ELIGIBLE		
	Not individually eligible; no district integ	ritu	
· · · · · · · · · · · · · · · · · · ·	Troc marriadally eligible, no district lineg	iity	
*DATE OF CONSTRUCT	ME: Building #2 of Hillcrest Addition # ION: c.1943 story, plus basement, duplex; wood-framer and siding; some 2:2 d.h. wood sash wirely windows; style: modernistic	ned, concrete foundation	on, flat roof, cement-fiber dows altered with small
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
*UTM NORTHING:			
FOR CEMETERIES:			
	RTED:		
*YEARS FROM TOMBSTO	DNES:		
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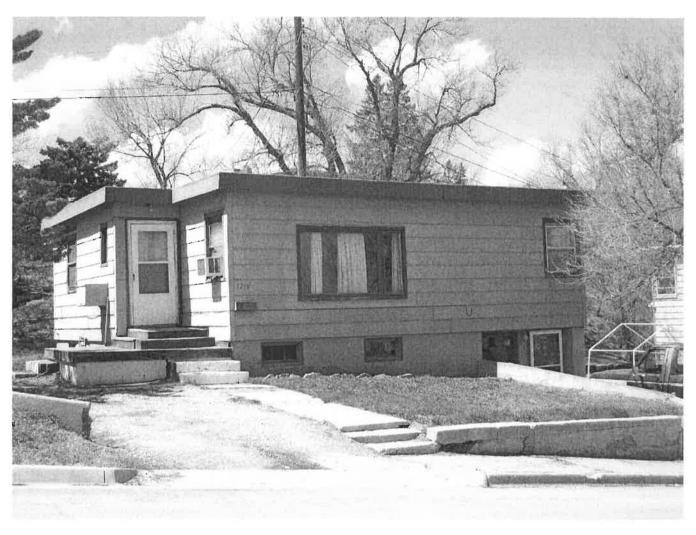


1215-1217 6th St.



INELIGIBLE FORM				
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW	
*SURVEYOR:			SW	
		*TOWNSHIP:	1N	
*PROPERTY ADDRESS:	1219 6 th St.	*RANGE:	7E	
*COUNTY:	Pennington	*SECTION:	1	
*CITY:	Rapid City			
*DOE:	NOT ELIGIBLE			
*DOE DATE:	30 April 2009			
*REASON INELIGIBLE:	Not individually eligible; no district integrity	/		
*PROPERTY NA	ME: Building #3 of Hillcrest Addition #3			
*DATE OF CONSTRUCT	ION: c.1943			
1-story plus basement duplex; concrete foundation, wood-frames, flat roof, secondary siding applied over original; 2:2 d.h. wood sash; large picture window front (E); fascia *PHYSICAL NOTES: board at roof edge; style: modernistic				
*UTM ZONE:		*RESTRICTE	D: Y or xxx N	
*UTM EASTING:				
*LITAL MODELIIMO.				
FOR CEMETERIES:				
*DATE STA	RTED:			
*YEARS FROM TOMBSTO	ONES:			
натинация неменяння противов неменяння выполнения	7000000-1000-0000 +-1001000-000-00-00-00-00000000-	enega. Manada - adaptantan in interne in energe-sauren.	ANNERS OF ANNERS OF THE PROPERTY OF THE PROPER	





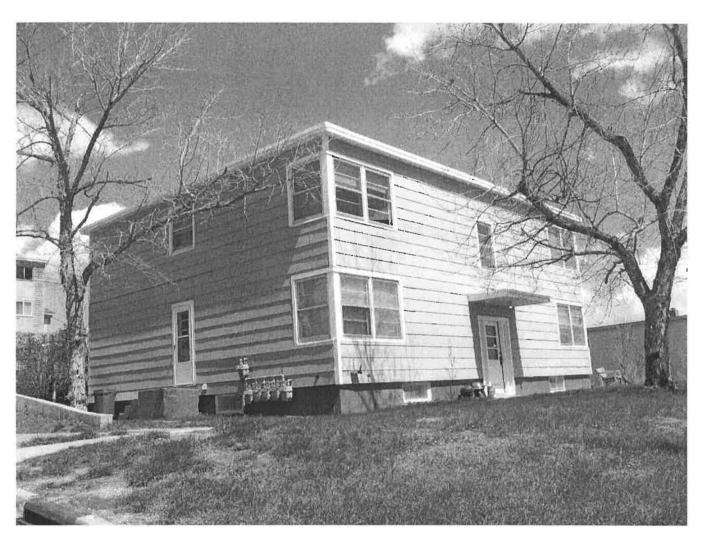
1219 6th St.



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:		*QUARTER 2:	SW
3-		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	520 St. James St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE: *DOE DATE:	NOT ELIGIBLE 30 April 2009		
*REASON INELIGIBLE:	Not individually eligible; no district integ	rity.	
*DATE OF CONSTRUCT 2 fra *PHYSICAL NOTES: sir	story plus basement, multi-family apartment, flat roof, wide cement-fiber siding; mple porch canopy projecting over central	nent house; poured co 2:2 d.h. wood sash w al entrance; NE corne	ncrete foundation, wood- ith aluminum storms; r of St. James and 6 th
		*RESTRICTE	D: Y or XX N
*UTM NORTHING:			
	RTED:	100 - 100 -	described constitution of the second constitutio
Photo on page 2			

* = REQUIRED FIELD





520 St. James



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:		*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	502-504 St. James St.	*RANGE:	7E
*COUNTY:	Pennington	+OFOTION.	1
*CITY:	Rapid City		
	3		
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
*REASON INELIGIBLE:	Not individually eligible -historic in	ntegrity compromised; no di	strict integrity
2-	TION: _c.1943; moved c. 1955 -story plus basement multi-family a pof; vinyl siding, vinyl windows; style		tion, wood-frames, flat
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
*UTM EASTING:			
*UTM NORTHING:			
FOR CEMETERIES:			
*DATE STA	RTED:		
	ONES:		
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502-502 St. James



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
	M.L. Dennis	*QUARTER 2:	
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	508-510 St. James St.	*RANGE:	7E
*COUNTY:	Pennington		1
*CITY:	Rapid City		
*DOE:	NOT ELIGIBLE		
*DOE DATE:	30 April 2009		
*REASON INELIGIBLE:	Not individually eligible – historic integrity s integrity	ubstantially compro	omised; no district
*DATE OF CONSTRUCT!	ME: Building #3 of Hillcrest Addition #4 ON: c.1943; moved c. 1955 story plus basement multi-family apartments of; vinyl siding; vinyl windows; style: modern		ncrete foundation, flat
*UTM ZONE:		*RESTRICTED): Y or xxx N
*HTM CACTIMO.			
*UTM NORTHING:			
FOR CEMETERIES: *DATE STAI	RTED:		
*YEARS FROM TOMBSTO	ONES:	than diel in older the designation association of the second of the seco	and an experience of the state



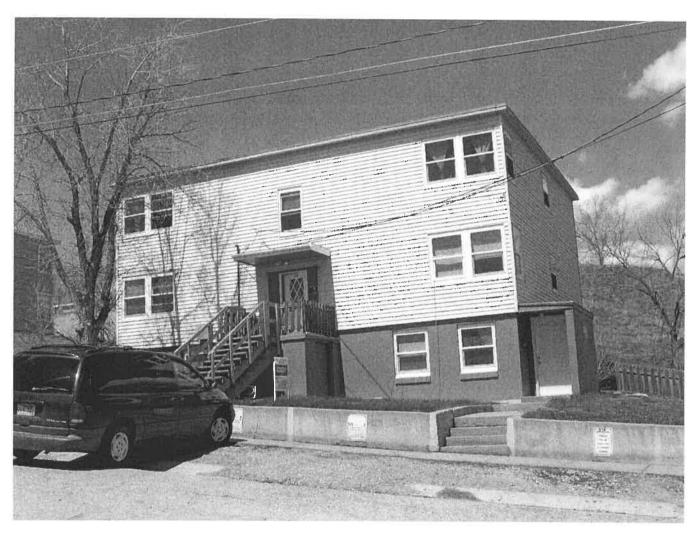


508-510 St. James



INELIGIBLE FORM			
*SURVEY DATE:	25 April 2009	*QUARTER 1:	NW
*SURVEYOR:		*QUARTER 2:	SW
		*TOWNSHIP:	1N
*PROPERTY ADDRESS:	516-518 St. James St.	*RANGE:	7E
*COUNTY:	Pennington	*SECTION:	1
*CITY:	Rapid City		
*DOE:	NOT ELIGIBLE		
*DOE DATE:			
35	Not individually eligible – historic integr	ity compromised: no d	istrict integrity
TENOON INCLUSION	Troc marvidually eligible filetone integr	ty compromised, no d	istrict integrity
2-	ION: _c.1943; moved c.1955 story plus basement, multi-family aparti bod-framed, vinyl siding, vinyl windows;	ment house; concrete f style: modernistic	oundation, flat roof,
*UTM ZONE:		*RESTRICTE	D: Y or xxx N
*UTM EASTING:		_	
**************************************		-:	
	RTED:		





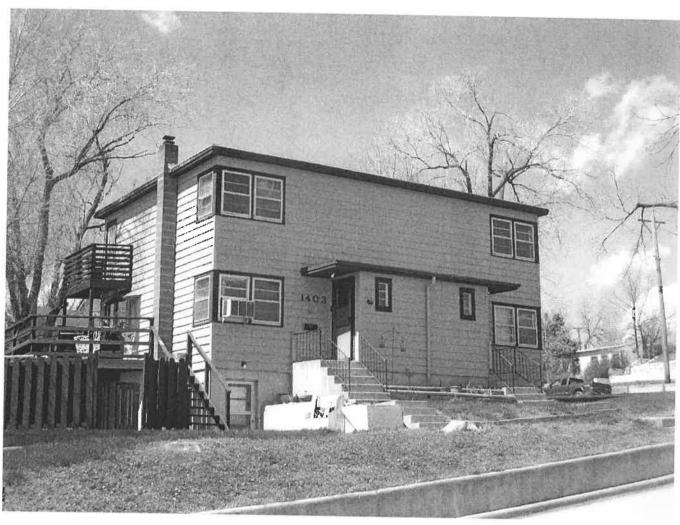
516-518 St. James



INELIGIBLE FORM				
*SURVEY DATE: 25 April 2009		*QUARTER 1:	NW	
*SURVEYOR: M.L. Dennis		*QUARTER 2:	SW	
		*TOWNSHIP:	1N	
*PROPERTY ADDRESS: 1401-1403 6 th	St.	*RANGE:	7E	
*COUNTY: Pennington		*SECTION:	1	
*CITY: Rapid City				
*DOE: NOT ELIGIBLE				
*DOE DATE: _30 April 2009				
*REASON INELIGIBLE: Not individually	eligible; has been moved	from original site; no	district integrity	
*PROPERTY NAME: 1207 6 th S	St. (Original location)			
*DATE OF CONSTRUCTION: c.1941; m				
2-story plus basement duplex, concrete block foundation, wood-framed, flat roof, cement-fiber board siding; 2:2 d.h. wood sash windows with aluminum storms; concrete block				
*PHYSICAL NOTES: _garage (south), large deck and small balcony on south unit; style: modernistic				
*IITM ZONE:		*DESTRICTE	D: Y or xxx N	
*UTM ZONE:		RESTRICTE	D. T UI XXX N	
UTM EASTING: *UTM NORTHING:				
OTM NORTHING.				
FOR CEMETERIES:				
*DATE STARTED:				
*YEARS FROM TOMBSTONES:				
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1401-1403 6th St.