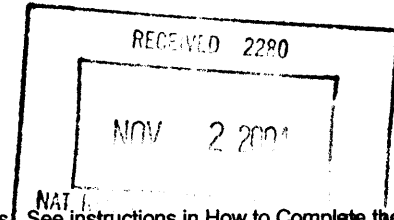


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Black Hills Model Home
Other names/site number Wilkins House

2. Location

Street & Number 2101 West Boulevard Not for publication
City or Town Rapid City Vicinity N/A
State South Dakota Code SD County Pennington Code 103 Zip Code 57701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jay D. Vogt 10-29-2004
Signature of certifying official Date

South Dakota SHPO
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet
 - determined eligible for the National Register.
 See continuation sheet
 - determined not eligible for the National Register
 - removed from the National Register.
 - other
(explain:)

Signature of the Keeper: Edson H. Beall Date of Action: 12/15/04

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Tudor Revival

Materials (Enter categories from instructions)

Foundation CONCRETE
Roof WOOD: Shake
Walls WOOD

Other WOOD, STONE; Granite

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant Contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a Significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.
- E** A reconstructed building, object, or structure.
- F** A commemorative property
- G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1939

Black Hills Model Home
Name of Property

Pennington County, SD
County and State

Significant Dates N/A

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Chenoweth, Fraser, and Forrette- Architects

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- Preliminary determination of individual listing (36 CFR 67) has been requested.
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey #
- Recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: N/A

Black Hills Model Home
Name of Property

Pennington County, SD
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>13</u>	<u>641325</u>	<u>4880399</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

Name/Title Lacey Illers
Organization South Dakota State Historical Society Date 20 August 2004
Street & Number 900 Governor's Dr. Telephone 605-773-3458
City or Town Pierre State SD Zip Code 57501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Black Hills Model Home
Name of Property

Pennington County, SD
County and State

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name Tim and Carol Jane Hjort
Street & Number 2101 West Blvd Telephone 605-348-1652
City or Town Rapid City State SD Zip Code 57701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page # 1

The Black Hills Model Home, 2101 West Boulevard, Pennington County, Rapid City, South Dakota, is a two story Tudor Revival home. The home was built into the west side of a hill with the front elevation overlooking West Boulevard and Rapid City. The residence is located just outside the historic West Boulevard District, which is a National Register Historic District. All of the houses located in the vicinity of the home are 1950's ranch style houses. The house stood alone on the top of the hill during the 1940's until the area began to be developed after World War II. Minimal alterations have occurred over the years; however these changes do not affect the integrity of the home.

The Black Hills Model Home was constructed in 1939. The roof of the home is covered in shake shingles, and has many different angles and projecting gables. The front façade has several Tudor Revival details. The front gables are located on the north and south ends of the front façade. The south gabled section of the house has one central window, which encompasses two narrow casement windows. The second floor portion of the gable is finished in pink siding and has dark brown decorative half timbering. There is a wooden string course that separates the two floors. The ground floor of this section is covered in decorative stone work. Located in the center of this section is a row of four casement windows.

The center section of the house is the focal point of the front façade. The top floor has an open balcony enclosed by a wrought iron railing. The massive central chimney, with decorative chimney pots at the top, is visible from the second floor balcony. The chimney has decorative stone work at the base and changes to decorative brick work half way up the chimney. The chimney is surrounded on either side by a grouping of two casement windows. On the ground floor is the covered porch. The covered porch has an arcade of four semicircular arches across the opening. The arches are finished in the same decorative stone work as the rest of the ground floor. The front door is located under the covered porch, and is hidden by the arches.

The north gabled section is almost identical to the south section. This portion is approximately the same size as the south section; however the casement windows are in a different configuration. The casement windows on the second floor are separated from each other instead of being one central window in the center of the section. This section has the same pink siding and dark brown decorative half timbering as the south section and the same stone work on the ground floor. A wooden string course also breaks up the different wall coverings on each floor. The ground floor also has a different window pattern from the south gabled section. This portion does not have a centered row of four windows. As an alternative it has two off-centered casement windows on the right side and a small raised window that breaks into the string course on the left.

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The south end of the house is broken up by a projecting bay that hangs over the ground floor. The roof over the jetty section of wall has sloping sides that connect the overhang section back to the rest of the house. The motif of half timbering and decorative stone work continues around to the south side of the home. Each section of wall on the south end has a central window that encloses two casement windows. On the ground floor are more casement windows which get smaller as they get closer to the end of the section.

The back of the home opens up to a limestone courtyard with a patio for dining. Off the back of the kitchen is a door that leads to the patio. Also located in the back of the home is the second of two chimneys. The south wing of the house is much longer and extends past the north wing and serves as a boundary wall to the courtyard. The courtyard area is beautifully landscaped with a plethora of plants. The land boundary of the back yard is blocked off by a fence. Leading up to the fence are rows of limestone rocks forming rows of flowerbeds.

The north end of the home contains the drive way and parking area. The original blueprints for the home planned for this section of the house to contain a garage. The plans were changed and this section of the house was modified into a living room area. This end of the house has an odd window. The window is set up like a shadow box with a place to display items between the outer glass and the window. A set of limestone stairs leads from the driveway to the back yard.

Many of the interior details are original to the house. All of the casement windows, doors, door hardware, and several of the lighting fixtures in the house are original from when the Wilkins first occupied the house. The walls and molding are original and made of knotty pine. The built-ins located in the living room, as well as the fireplace are all original to the house. The master bath has remained unchanged from the time the Wilkins lived in the house. The shower door still has a "W" etched in the center. On the ground floor was a bedroom used as the maid's chambers. This room still has the original tile floor.

Some remodeling has occurred since the house was built. The kitchen has undergone several remodels and modernizations. The first remodel to the kitchen was in 1980. The current owners remodeled the kitchen again in 2002. The master bedroom was also enlarged in 1950. Several of the bathrooms have been remodeled. The hall bath on second floor has been refinished with South Dakota granite. The bathroom in the maid's chambers has also been remodeled.

The lot is beautifully landscaped. The limestone walkway and stairs leading up to the front door are original from the 1940's. Shrubs, trees, and flowerbeds fill the front yard. A limestone retaining wall

Black Hills Model Home
Name of Property

Pennington County, SD
County and State

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(8-86)

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was placed at the north end of the lot and leads all the way up to the driveway. A line of trees differentiates the property line from the neighbor's property. Most of the landscaping was done by the current owner.

The Black Hills Model Home is an excellent example of a Tudor Revival. It still has wonderful original detail work from the late 1930's including the casement windows, the semicircular arched porch, and the decorative half timbering and stone wall cladding. This great example of Tudor Revival architecture has had several minor modifications over the years however; these alterations do not significantly detract from the integrity of the house.

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The Black Hills Model Home, located at 2101 West Boulevard, Rapid City, South Dakota, qualifies for the National Register of Historic Places under Criterion C, in the area of architecture, as one of the finest examples of Tudor Revival architecture in the area. The home was built just outside of the West Boulevard District of Rapid City, South Dakota, that is known distinctively for its architecture. The house was built on top of a hill and stood alone in the area for almost ten years until the area began to develop. This home represents the popularity of the Tudor Revival style in the area.

The Model Home is located in the vicinity of one of Rapid City's first neighborhoods, West Boulevard. The West Boulevard District is a National Register Historic District and was placed on the National Register of Historic Places in 1974. The district contains several types of high style homes including Queen Annes, built in the late 1800's to modern ranches, built in the 1950's.¹ The residents of the West Boulevard District were some of the most respectable and wealthy citizens of Rapid City and the architecture of their homes demonstrate this.²

The Model Home is a great example of Tudor Revival style architecture. Some of the main characteristics of Tudor Revival include a combination of different wall coverings such as half timbering, stucco, brick, and stone work, several prominent cross gables, and massive chimneys, often crowned with decorative chimney pots. Other significant aspects to Tudor Revival style architecture are the tall, narrow windows, commonly in multiple groups and with multi-pane glazing.³ The Black Hills Model Home exhibits the majority of these architectural details. The house displays a mixture of ornamental half timbering and patterned stone work on the façade. The house contains two prominent cross gables that project off the front elevation. Located in the direct center of the front wall is an immense chimney that contains decorative chimney pots. Some of the greatest features about the home are the original casement windows with multi-paned glass sections.

The home retains a significant amount of original materials, inside and outside. The wall cladding is the original cladding put on by the builder. All of the windows are original, as well as all of the doors. On the inside of the home, the door hardware, several of the lighting fixtures, the built-in cabinets in the living room and the fireplace are all original materials to the house.

¹ Kooiman, Barbara, Elizabeth Butterfield and Christiana Slattery. Rapid City West Boulevard Historic District Amendment (Boundary Increase). National Register of Historic Places. 1994.

² Nelson, Norm. A Riding and Walking Tour of the West Boulevard Historic District. 1996.

³ McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf Inc. 1984.

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Section number 8 Page # 2

The Black Hills Model Home was built on the southern end of West Boulevard on Lot #13 in the Park Ridge Addition #3. The home was the first to be built in the area and was built on a hill with great views of the entire city of Rapid City. The location was chosen to attract new residents to this particular area of West Boulevard. Chenoweth, Fraser, and Forrette was the architectural firm that designed the model home, as well as numerous buildings in Rapid City, including the Rapid City High School (currently the Dakota Middle School). The contractor and builder of the home was E. "Joe" Lane.

The Model Home was built to be raffled off to raise funds in support of The Hot Springs Foundation for the Treatment of Infantile Paralysis.⁴ The funds raised through the raffle were used to enlarge facilities at Hot Springs for physio-therapy treatment of persons suffering from infantile paralysis. The contest was to submit the best name for the foundation. The first place winner of the contest was awarded a clear and marketable title to the Black Hills Model Home, valued at \$17,500 or a cash prize of \$10,000.⁵ The second place winner received their choice of a Chevrolet, Ford, Plymouth, or Studebaker Champion 1940 model car. The prize was awarded on Christmas Eve 1939. The winner of the raffle declined the house and took the \$10,000 cash prize in its place. Because of the refusal of the prize, the builder's son, Morton Wilkins, moved into the home, according to the current owners Tim and Carol Hjort. The Wilkins family lived in the home until the 1950's.

The Model Home was also built to showcase the work of local contractors, subcontractors, and construction material suppliers. The Model Home was built by the First Federal Savings and Loan Company to stimulate home building in the Black Hills and particularly to encourage individualism in home construction.⁶ Black Hills products were used wherever possible when constructing the house.⁷

Several occupants of the house were well-known. During the time that the Wilkins lived in the house, there was a live-in housekeeper named Emma Amiotte. Amiotte was a Native American woman who was known for her handcrafted dolls. Her dolls were notable among Black Hills collectors. Another well-known resident of the house was the Wilkins' son, Jeff. Jeff lived in the house as a child and went on to start the computer company, CompuServe.

⁴ Pechan, Bev. Remembering Rapid City. Chicago, IL: Arcadia Publishing. 2002.

⁵ Rapid City Daily Journal. 19 May 1939. p.3.

⁶ Rapid City Daily Journal. 25 March 1939. p.5.

⁷ Rapid City Daily Journal. 25 March 1939. p.6.

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The Model Home was built in an area that was not yet populated as a residential area. The construction of this model home brought many more houses to the area. The house stood alone for several years during World War II. The area did not become populated until the 1950's, after WWII was over. As a result of this, the model home is surrounded by 1950's ranch style houses.

The Black Hills Model Home meets the requirements for the National Register of Historic Places under Criterion C, in the area of architecture. The house was built to inspire home building in the Black Hills area and promote uniqueness when constructing a home. This home represents the popularity of the Tudor Revival style in the area at the time.

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Section number 9 Page # 1

Kooiman, Barbara, Elizabeth Butterfield and Christiana Slattery. Rapid City West Boulevard Historic District Amendment (Boundary Increase). National Register of Historic Places. 1994.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf Inc. 1984.

Nelson, Norm. A Riding and Walking Tour of the West Boulevard Historic District. 1996.

Pechan, Bev. Remembering Rapid City. Chicago, IL: Arcadia Publishing. 2002.

Rapid City Daily Journal. 7 January 1939. p.5.

Rapid City Daily Journal. 25 March 1939. p.5-6.

Rapid City Daily Journal. 19 May 1939. p.3.

Warranty Deed. Register of Deeds, Pennington County, South Dakota. July 12, 1989. Book 37, p. 2912.

Black Hills Model Home

Name of Property

Pennington County, SD

County and State

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Verbal Boundary Description

Plot thirteen (13) of Ridge Park Addition #3 to the City of Rapid City, situated in the North one-half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of section eleven (11), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian, Pennington County, South Dakota.

Verbal Boundary Justification

The nominated property includes the entire tract of land that is historically associated with the Model Home.