

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: South Dakota
COUNTY: Pennington
FOR NPS USE ONLY
ENTRY DATE DEC 31 1974

1. NAME

COMMON:
Rapid City West Boulevard Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Bordered by Kansas City, Fairview, 11th, 7th, and 8th Streets

CITY OR TOWN:
Rapid City

CONGRESSIONAL DISTRICT:
No. 2

STATE: **South Dakota** CODE: **046** COUNTY: **Pennington** CODE: **103**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Musical

4. OWNER OF PROPERTY

OWNER'S NAME:
Several

STREET AND NUMBER:

CITY OR TOWN:
Rapid City

STATE:
South Dakota

CODE:
046

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Pennington County Courthouse--Register of Deeds

STREET AND NUMBER:
St. Joseph Street

CITY OR TOWN:
Rapid City

STATE:
South Dakota

CODE:
046

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
South Dakota Historic Sites Survey

DATE OF SURVEY: **March, 1974** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Historical Preservation Center

STREET AND NUMBER:
USD Alumni House

CITY OR TOWN:
Vermillion

STATE:
South Dakota

CODE:
046

SEE INSTRUCTIONS

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7. DESCRIPTION

CONDITION

(Check One)					
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)			(Check One)		
<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Rapid City West Boulevard District consists of portions of eighteen rectangular blocks. It is located just southwest of the main business area and reflects the life style of many early Rapid City business and professional people. The landscape is mostly flat with the exception of a slight hill at the eastern boundary. The area is lined with elm, oak, and pine trees. The boulevard has two rows of parallel trees and contributes to the aesthetics of the district. Rounded curbs and sidewalks exist throughout.

The residential designs that dominate are Queen Anne and Colonial. The Queen Annes were built mostly before 1900 and the colonials were built in the early twentieth century. There are several other architectural styles in the district including Italianate, Mediterranean, Neoclassical, and hip cottages.

The years of construction in the district range from 1883 to 1968. From 1883 to 1900, seventeen of the 133 structures were built or thirteen percent. From 1901 to 1910, forty-four structures were built or thirty-three percent of the district. From 1911 to 1920, thirty-four were built or twenty-six percent of the district. From 1921 to 1930, seventeen structures were built or thirteen percent of the district. Only twenty-one buildings have been built since 1931, and of these just seven since 1950. These dates reveal a strong early twentieth century area with few major intrusions.

There are many buildings in the district that warrant individual detailed, architectural descriptions. A statistical summary based on a grading system will indicate the strength of the structures. Every building has been assigned a grade of A or exceptional period, B or good period, C or blending, D for distracting, and F or very distracting. Three criteria were considered in assigning this evaluation. The first was the architectural quality of the building. The second was based on alterations or additions to each structure. The third was its relationship to the other structures in the district. The results were as follows; thirty-two buildings or twenty-four percent were graded A; fifty-three or forty percent were graded B; thirty-eight or twenty-nine percent were graded C; four or three percent were graded D; six or four percent were graded F.

A few of the most significant buildings are:

721 West Boulevard (1919). The C.C. Warren home is a two story Neocolonial. All of the building's exterior walls are white painted clapboard. The main window openings are flat with plain moulding and lintels and slip-sills are used for the surrounds. The two main windows of the first floor are of the two sash with sidelights type using muntins and mullions for division. The remaining windows are two sash with muntins and all windows have shutters. The main door opening is flat and of the single leaf type with the upper portion glass divided by muntin into six panes. Offset to each side of the door are slender rectangular windows and two pilasters. Along with the four pilasters are two fluted columns of the Doric order supporting a pedimental portico. The roof is a medium pitched gable with two large pedimental and one-half round dormers. On the right side is a

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classic porch with four fluted columns of the Doric style supporting a balcony. There are two chimneys: a tall exterior one along the right side and one on the rear slope offset to the left. This symmetrical home is in good condition and an excellent example of its style.

803 West Boulevard (1888). The Frank R. Davis and George Schneider home is a large two story structure of the Early Queen Anne style. This building's exterior walls are mostly common brick with shingles at gable end and some horizontal siding. It is of irregular plan with a combination of a gable and a hip roof. The main windows are flat with lintel, radiating voussoirs, and lugsill surrounds. Most of the windows are slender rectangular-shaped of the two sash type. But in a two story bay window on the right side, the main windows are larger and divided by muntin and a mullion with a wood decorative canopy over the lower opening. The bay extends into a tower with a conical termination. The asphalt shingle-covered roof features a joined chimney located at center. The structure features a large front porch with rectangular brick supports which maintain a second floor wood balcony.

1205 West Boulevard (1886). The William Clift home is a two story Italianate with horizontal siding. The first floor's openings are one of the most attractive features of the house. On the front and right side, a large rectangular window of the one sash type with two half-round windows above are encased in decorated wood. On the right side is a rectangular hip-roofed bay with three windows and all have half-round windows above. On the left side is a half round bay situated in the corner of an extension of the building. It is flat topped with two slender windows. The remaining windows are tall, rectangular shaped of the two sash type; some employ mullions. All the windows have lintel and slipsill surrounds and shutters have been added to some. The main door is of the three panel variety with a flush fan opening above. The structure has two open porches. Spindle columns support the front porch's hip roof which has dentils and stick design. The right side porch is open but recessed into the structure; it has plain supports and a hip roof. A medium pitched, grooved metal roof is utilized and leaves a large square opening along with a joined chimney located at center. This structure is surrounded by a wrought iron fence.

706 South (1901). The C. F. Parks home is a large two and one half story house of the Dutch Colonial style. The house has two types of siding--clapboard and shingle. Its most distinguishing feature is the wooden shingle-covered cross gambrel roof, which features a front and back flat topped dormer and a rear eyebrow window. The front has a large open porch with rectangular wood columns supporting a second floor balcony. The right side features a flat topped bay with three windows. The other windows are either the tall, slender type or the larger rectangular type; and all have muntin divisions. The main door is two paneled with a large elliptical window at center. The second story balcony door is flanked on each side by a square ribboned window. There are small windows at gambrel's end on the left and right sides of the structure with three other openings below them. The surrounds on all the openings are lintel and slipsill. The structure has a center chimney located

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to the rear and of the joined type. The structure is surrounded by an old round-headed picket fence.

726 South (1907). The Morgan J. Edward's home is a well preserved Queen Anne Cottage of one story. This structure has a steep-pitched hip roof and a medium-pitched gable roof with wood shingle covering. Three dormers, one in the front and one on each side, are employed. Under the eaves of the roof and on the dormers, modillion is utilized. A front open porch that extends the entire right side of the house, has rectangular wood supports with solid clapboard railing and lattice work beneath. The structure is supported by a cut-stone foundation with shingle and horizontal boards used as siding. Offset to the left of the front of the structure is a bay with leaded glass windows. The main windows vary in width but are of the same height. At gable's end is a small rounded arch encased in a wood with a lintel surround. The main door is a single panel type with a rectangular window in the upper one half. The house has two single stack chimneys on each side of the rear slope.

1021 Quincy (1889). The Thomas Sweeny home is a two and one-half story frame house that typifies the late Queen Anne Style. Horizontal siding and shingles are used as facing materials. Although a front enclosed porch has been added, it was done in sympathy to the structure. The building sets on a cutstone foundation. A multiple gabled and hip roof with two gable dormers and one shed dormer creates an interesting irregular roof line. Highly decorative bargeboard is used at gable's end in the front and rear of the house. The second floor front, and offset to the left, has a bay window. All the openings are flat with lintel and slipsill surrounds. The main door has a transom and sidelights divided by muntin. The chimney is located at center and is of the single stack type. Surrounding this house is a wrought iron fence and to the rear is a small gazebo.

Principle buildings in the Rapid City West Boulevard Historic District:

- 929 Kansas City, 1914. This house is an excellent example of a late Queen Anne style of architecture and fits the district's period. It is a two story home and uses horizontal siding and shingles on its exterior walls. A rectangular tower with a pyramidal termination enhances the structure. The building sets upon a cutstone foundation and has a very irregular roof line of the gable type. It is in good condition and decorative with dentils and barge board uses along with a classic porch.
- 711 West Boulevard, 1908. This two story Neoclassical home is one of the best preserved structures in the district. This period building has a classic porch with Ionic columns and also has an oriel on the right side. The siding is clapboard with a cutstone foundation and a medium-pitched gable roof. Modillion is used along the eaves. A period wrought iron fence surrounds the house.
- 721 West Boulevard, 1919. This home is described in detail in the description.

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4. 803 West Boulevard, 1888. This home is described in detail in the description.
5. 807 West Boulevard, 1887. This two story colonial adds continuity to the district because of the abundance of colonial styles of homes. It is a well preserved home of horizontal siding and a cutstone foundation. It has a classic entryway of the broken pediment type. It has a large right side balcony with brackets under the eaves.
6. 815 West Boulevard, 1899. Was the home of one of the most prominent citizens of Rapid City, Charles Buell. It is a large rambling late Queen Anne style with an irregular gable roof. It is an important architectural structure in the district. Its other features include several dormers, stained glass windows, a front bay, and a well-preserved first floor interior.
7. 815 West Boulevard Carriage House, 1899. One of the two carriage houses remaining in the district. It is a long structure with a center cupola at top. Its siding is clapboard and it is in good condition.
8. 1000 West Boulevard, 1913. The I. M. Humphrey home, one of the leading businessmen in Rapid City is a symmetrical colonial home of two stories. It has clapboard siding, a cutstone foundation and a medium-pitched gable roof with a chimney at each end. It is in excellent condition and because of its style adds continuity to the district.
9. 1003 West Boulevard, 1928. Although slightly outside of the period used for this district it is one of the most ostentacious homes in the district and is owned by a prominent citizen and doctor, Carl A. Quarnberg. An Elizabethan styled home of stucco exterior and Roman arches, it creates a visual impact upon the viewer.
10. 1013 West Boulevard, 1910. This Queen Anne home of two stories is a good example of its style. It has horizontal siding with some shingles used for facing. It displays a small balcony, an oriel, and a front bay.
11. 1116 West Boulevard, 1909. An Excellent Dutch Colonial owned by George Williams, a prominent lawyer, at one time. It is one of the better preserved buildings in the district. It sets on a concrete block foundation with a gambrel roof. Horizontal siding is used on the exterior walls and a long chimney extends from the foundation to the eaves on the left side. A front dormer and an open porch are other features of the building.
12. 1205 West Boulevard, 1886. Described in detail in the description.
13. 1214 West Boulevard, 1907. A well-preserved Mediterranean styled home belonging at one time to Reverend James Surbeck, an important Presbyterian official. It is of two stories with a cutstone foundation and a hip roof. Horizontal siding is used. A front and right side bay window add to this structure along with a front dormer. It has an open porch of the classic type with Doric columns.
14. 820 Quincy, 1919. A two story Queen Anne style of home that has been used as apartments since its erection. Along with 830 Quincy, these two buildings give an important aspect of continuity in style and in purpose. It is, of course, a large structure with horizontal siding and shingles used as facing. An irregular gable roof with several different type and size windows which creates a highly interesting building.

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15. 830 Quincy, 1910. A two story Queen Anne (see 820 Quincy).
16. 914 Quincy, 1907. A two story Colonial that enhances the district architecturally. It has an irregular stone foundation, horizontal siding, and a hip roof. The portico is of the pediment type with the use of brackets through the structure. It is in excellent condition.
17. 926 Quincy, 1909. The J.J. MacNamara home is important because its owner was one of the most prominent citizens in Rapid City and also for its architecture. It is a Neoclassical type with a plantation type of appearance. A cutstone foundation supports a house of two stories with horizontal siding on the exterior walls. It features two Ionic fluted columns of two stories in height. Other features include Quoins, a front dormer, elliptical windows, and rectangular oriels on each side.
18. 1021 Quincy, 1889. Described in detail in the description.
19. 705 South, 1887. Is one of the best examples of Queen Anne architecture in the district. With an irregular roof and various materials used for facing, it is quite an interesting house. Corner windows, bargeboard, enclosed balcony, and an open balcony are other features of this home.
20. 706 South, 1900. Described in detail in significance.
21. 717 South, 1892. Another example of Queen Anne architecture that dominates the district. It is a two story structure with clapboard and shingled siding and a cutstone foundation. Stained glass windows, a multiple gabled roof, corner windows, and an open porch with spindle supports and dentil decorative features are used.
22. 726 South, 1907. Described in detail in description.
23. 816 South, 1909. A two story structure that is architecturally important to the district. It is an English Renaissance style of architecture with two large front dormers. A stucco facing and a cut stone foundation are employed.
24. 820 South, 1909. One of the better examples of late Queen Anne architecture in the district. It is a two story home with horizontal and shingle siding. An irregular gable roof features bargeboard, a right side dormer, and small rear dormers. It has a classic porch with Doric columns and scroll work and lattice used as decorative features. It is in excellent condition.
25. 820 South Street Carriage House, 1909. One of the two carriage houses remaining in the district. It is a two story structure with an upstairs that use to be inhabited for domestics. It is of horizontal siding with a gable roof and a cut stone foundation.
26. 826 South, 1909. This Queen Anne style of architecture was owned by a prominent lawyer William W. Soule. It has a cutstone foundation, an irregular roof covered with tile, corner windows, pedimental dormers, circular windows and a triangular window. It has a cutstone foundation; horizontal siding is utilized.
27. 908 South, 1903. This two story Dutch Colonial styled home is a good example of its type. The house features a gambrel roof with dormers on each side. Horizontal siding and shingles cover the exterior walls. It is in good condition.

6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1883-1924**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Rapid City West Boulevard Historic District represents a major area of substantial and ostentacious homes of prominent citizens. It became initially important as a residential area in the 1880s but the main growth years occurred in the first quarter of the twentieth century when over three-fourths of the structures were built. The district's buildings represent typical architectural styles of the late nineteenth and early twentieth centuries.

Rapid City was started with the idea that it would be a service center for people and materials destined for the gold fields. John R. Brennan persuaded a group of unsuccessful miners to establish a town on the eastern slopes of the Black Hills where he and his followers had discovered an adequate water supply in Rapid Creek. They founded their community on February 25, 1876, and named it for the nearby stream.

The city initially failed to grow in population and economic strength despite its location on freight routes from Nebraska and eastern South Dakota. As corporate mining replaced individual prospecting and stable homesteading and ranching elements settled the surrounding areas, Rapid City became a permanent consumer market. It soon aspired to be the wholesale center for western South Dakota and the "Gateway City for the Black Hills."

The citizens decided other transportation was necessary to achieve their goal of commercial primacy and took steps to attract a railroad. Municipal bond sales induced the Missouri, Fremont, and Missouri Valley Railroad to enter the city on July 4, 1886. Several important results followed the introduction of the railroad. Expanded opportunities produced new businesses; the population quadrupled between 1880 and 1890 and Rapid City achieved commercial dominance of the Black Hills region. Three additional railroads followed the Missouri, Fremont, and Missouri Valley and contributed to the economic security of Rapid City.

The residents of this district were some of the leading citizens of Rapid City. The list of prominent businessmen and professionals that lived in the area reflects the dominance of commercial activities in the city.

John A. Boland was a leading realtor, wholesale grocer, and involved in other business activities. (903 West Boulevard)

John Hall was a realtor and a hardware operator. (1104 West Boulevard)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Case, Leland D. "History Catches Up," THE BLACK HILLS. [ed] Roderick Peattie
 New York, New York: The Vanguard Press, Inc., 1952.
 Gossage, Joseph and Alice, and Wells, Albert F. HOLIDAY GREETINGS. Rapid
 City, South Dakota: Resources unlimited, The Home of Opportunity,
 issued by RAPID CITY JOURNAL, 1915, 1919-1920.
 Kingsbury, G. W. HISTORY OF DAKOTA TERRITORY. Chicago, Illinois: 1915.
 three volumes.
 Korsgaard, Ross P. A HISTORY OF RAPID CITY DURING TERRITORIAL DAYS, 1955.
 Masters Thesis for University of South Dakota.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	44°	4'	51"	103°	14'	15"			
NE	44°	4'	51"	103°	13'	48"			
SE	44°	4'	26"	103°	13'	48"			
SW	44°	4'	26"	103°	14'	15"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **35 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Scott Gerloff, Consultant

ORGANIZATION: **Historical Preservation Center** DATE: **June, 1974**

STREET AND NUMBER:
USD Alumni House

CITY OR TOWN: **Vermillion** STATE: **South Dakota** CODE: **046**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *James E. Gillihan*
 Title: **James E. Gillihan, State Historic Preservation Officer**
 Date: 10-15-74

I hereby certify that this property is included in the National Register.

A. P. Montensen
 Director, Office of Archeology and Historic Preservation

Date: DEC 31 1974

ATTEST:
George J. Query
 Keeper of the National Register
 Date: DEC 31 1974

17m CD
 13/641750
 4882170
 13/641780
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 13/641151
 48821

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Significance--Page 2

- Charles J. Buell became one of the most prominent attorneys in Rapid City. (815 West Boulevard)
- Cleophas O'Hara, the president of the South Dakota School of Mines and Technology, lived in the district. (705 West Boulevard)
- John R. Brennan was the founder of the city and involved in several important commercial and public activities. (721 West Boulevard)
- Isaac M. Humphrey, president of Rapid City Implement Company, was involved in several other successful business ventures. (1000 West Boulevard)
- Isaac H. Chase was the leading merchant of the Black Hills area and a large real estate owner in western South Dakota. (821 West Boulevard)
- G. C. Redfield was the leading osteopath in Rapid City. (1109 W. Boulevard)
- George A. Feffers was one of the most successful attorneys in the Black Hills. (1015 West Boulevard)
- J. P. Lampert was a vice president of a bank and involved in many important business activities in the city. (1115 West Boulevard)
- Edward M. Reeves was president of the leading mercantile company in Rapid City. (926 West Boulevard)
- Thomas Sweeny was the largest retail and wholesale dealer in the hardware business in Rapid City. (1021 Quincy)
- George F. Schneider was the president of Pennington County Bank and involved in many business ventures. (803 West Boulevard)
- J. J. MacNamara was an important banker and real estate owner who donated the land where the hospital is. (926 Quincy)

These are but a few of the prominent business people who resided in the district and were so closely connected with the commercial importance of Rapid City.

Because the inhabitants were financially successful, their homes reflected the status; the area contained the finest houses in Rapid City. Architectural importance is obvious by the ostentatious appearance. Queen Anne and Colonial styles are the most predominant with some Italianates, Mediterraneans, and Neo-Classicals.

These styles, with their fine sense of proportion and rhythm create a definite impact upon the visitor. That impact is enhanced by the trees that line West Boulevard which adds a sense of stability. There is little doubt that this neighborhood was once the home of Rapid City's most prominent citizens.



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9. Major Bibliographical References Continued--Page 2:

Robinson, Doane. HISTORY OF SOUTH DAKOTA. Indianapolis, Indiana: B. F. Bowen and Company, 1904. Two Volumes.

City Assessor and County Register of Deeds. Rapid City, South Dakota.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Rapid City West Boulevard Historic District
Pennington County SOUTH DAKOTA 74001898

ADDITIONAL DOCUMENTATION APPROVED

Additional Documentation Approved

Gaym. Lapsley 7/7/95