

APPENDIX E

PUBLIC COMMENTS

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

Hanzel Sarah

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

Good Morning,

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

Respectfully,

B. Sutton

Hanzel Sarah

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

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

Chris Wyatt
102 Quincy Street

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

Chris,

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

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

Hanzel Sarah

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

Notes:

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

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

Hanzel Sarah

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

Sarah:

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

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

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

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

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

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

I appreciate you and all your efforts.
Respectfully,



baffuto architectura

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

Thomas Baffuto, AIA NCARB LEED AP
Owner/Principal Architect

Studio Phone: 605-341-7501

Business Office: 1025 Duffer Drive Rapid City, SD 57702

Mailing/Billing Office Phone: 605-341-7501

baffutoarchitectura.com

Hanzel Sarah

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

Hi Sarah,

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

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

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

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

Kristel Hammerquist

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

Kristel,

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

Sarah Hanzel

Long Range Planner II

City of Rapid City

Community Planning & Development Services

Division of Long Range Planning

300 Sixth Street

Rapid City, SD 57701

605-394-4120

sarah.hanzel@rcgov.org

Hanzel Sarah

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

Dear Sarah-

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

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

Kip Harrington
1210 9th Street
Rapid City SD

Mount Rushmore Road Group

Meeting Agenda
February 16, 2016

MEETING CALLED TO ORDER: President Debra Jensen

MINUTES READ AND APPROVED: January, 2015

TREASURER'S REPORT: Modrick

Previous Balance -	\$12,705.11	
Received:		
In membership	75.00	(Dinosaur Park)
Interest	.50	
Disbursed -	1,043.29	(G.J. Holsworth-Wilson Park Lighting)
	600.00	(Rushmore Media Public Awareness)
Current Balance =	<u>\$ 11,137.32</u>	

NEW:

Bid-letting for Project 2 is Wednesday, 2/17 – Van Beek
Power Poles in Project 2 – Mutch
West Blvd/Historic District Study – Hanzel, Jensen

OLD/ONGOING BUSINESS:

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

COMMITTEE REPORTS:

Marketing/Survival Guide for Projects 2 & 3 – Quasney
McGillicuddy House – Kessloff or Thurston

OTHER/ANNOUNCEMENTS:

NEXT MEETING DATE: March 15, 2016

How to Access the 2015 Survey Inventory Forms

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

Click on the search button shown circled below.

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

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

Which type of record? All Records

SHPO ID:

Site ID:

Property Name:

Surveyor:

Register Name:

Street: 1419 West Boulevard

City: Rapid City

County:

Section: Twp: Rng: Sec:

NR Status:

DOE:

Other Name:

Selected Surveyed Sites

1 site: 1 structure

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

FEBRUARY 4, 2016

West Boulevard Historic District may expand

- [Drew Matthews Journal Staff](#)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

None of those attending spoke for or against the expansion.

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

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

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

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

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

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

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

Sarah Hanzen
City Planning Office
Rapid City, SD

Re: West Boulevard Expansion Survey & Recommendations

February 2016

Dear Sarah,

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

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

Thank you for receiving our letter of objection and opposition.

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

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

Loren K Beck

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

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

Krista Hammquist

SIGNATURE

Mike Barnett
NAME & CONTACT INFO
1916 9th St.

Mike Barnett

SIGNATURE

Marti Claymore
NAME & CONTACT INFO
1916 9th St.

Marti Claymore

SIGNATURE

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

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

821 St. Anne St

Elena Wong

NAME & CONTACT INFO

SIGNATURE

825 ST. ANNE ST

Ronald S. Enbo

Jean Calver

NAME & CONTACT INFO

SIGNATURE

Bill & Kathy Reishus
814 Flormann St

Bill Reishus

NAME & CONTACT INFO

SIGNATURE

Kathy Reishus
818 Flormann St.

Kathy Reishus

NAME & CONTACT INFO

SIGNATURE

Dale & Ana Underburk

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

SIGNATURE

Tim Duffy

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

SIGNATURE

NAME & CONTACT INFO

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

SIGNATURE

NAME & CONTACT INFO

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

SIGNATURE

NAME & CONTACT INFO

Charles Blaylock
1910 9th Street
Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

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

SIGNATURE

NAME & CONTACT INFO

John Weber
830 St. Francis Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

Christi Weber
830 St Francis Rapid City SD 57701

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

lbblyl@gmail.com

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

Paul L. Smith
SIGNATURE

ARLW J. FERRELLS 430-6298
NAME & CONTACT INFO 811 St Anne

Arle J. Ferrells
SIGNATURE

KARE H. SIKHATTER
NAME & CONTACT INFO 912 HOIAMAN ST.

Kare H. Sikkatter
SIGNATURE

MARILEE J. FOLSTROM
NAME & CONTACT INFO CELL 714-328-9056
3116 WEST BLD
(65-721-5823)

Marilee J. Folstrom
SIGNATURE

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

Lynne D. Vetter
SIGNATURE

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

Lisa Moulton
SIGNATURE

RICHARD WALKER 902 SAINT FRANCIS ST.
NAME & CONTACT INFO

Richard Walker
SIGNATURE

RICHARD WALKER 728 SAINT PATRICK ST.
NAME & CONTACT INFO

Richard Walker
SIGNATURE

Linda Dupré 1920 West Blvd.
NAME & CONTACT INFO

Linda Dupré
SIGNATURE

Willene Crabb
NAME & CONTACT INFO 1910 West Blvd.

Willene Crabb
SIGNATURE

SAMUEL W. CRABB
NAME & CONTACT INFO

Samuel W. Crabb
SIGNATURE

Dean Labor 2015 9th St. RC SD

NAME & CONTACT INFO

Dean Labor

Dean Labor

SIGNATURE

Marsha Napier 2014 9th St

NAME & CONTACT INFO

Marsha Napier

SIGNATURE

MARK NAPIER owner, 2014 9th St

NAME & CONTACT INFO

SIGNATURE

Ann Hennies owner, 820 St Fran

NAME & CONTACT INFO

Ann Hennies

SIGNATURE

Nicole Sears owner 919 Saint Francis St

NAME & CONTACT INFO

Nicole Sears

SIGNATURE

Phyllis Hanks owner 1902 West Blvd

NAME & CONTACT INFO

Phyllis Hanks

SIGNATURE

Ken Hanks owner 1902 West Blvd

NAME & CONTACT INFO

Ken Hanks

SIGNATURE

Kyle Krause or Erin Brown 2009 9th St

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

NAME & CONTACT INFO

SIGNATURE

Hanzel Sarah

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

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

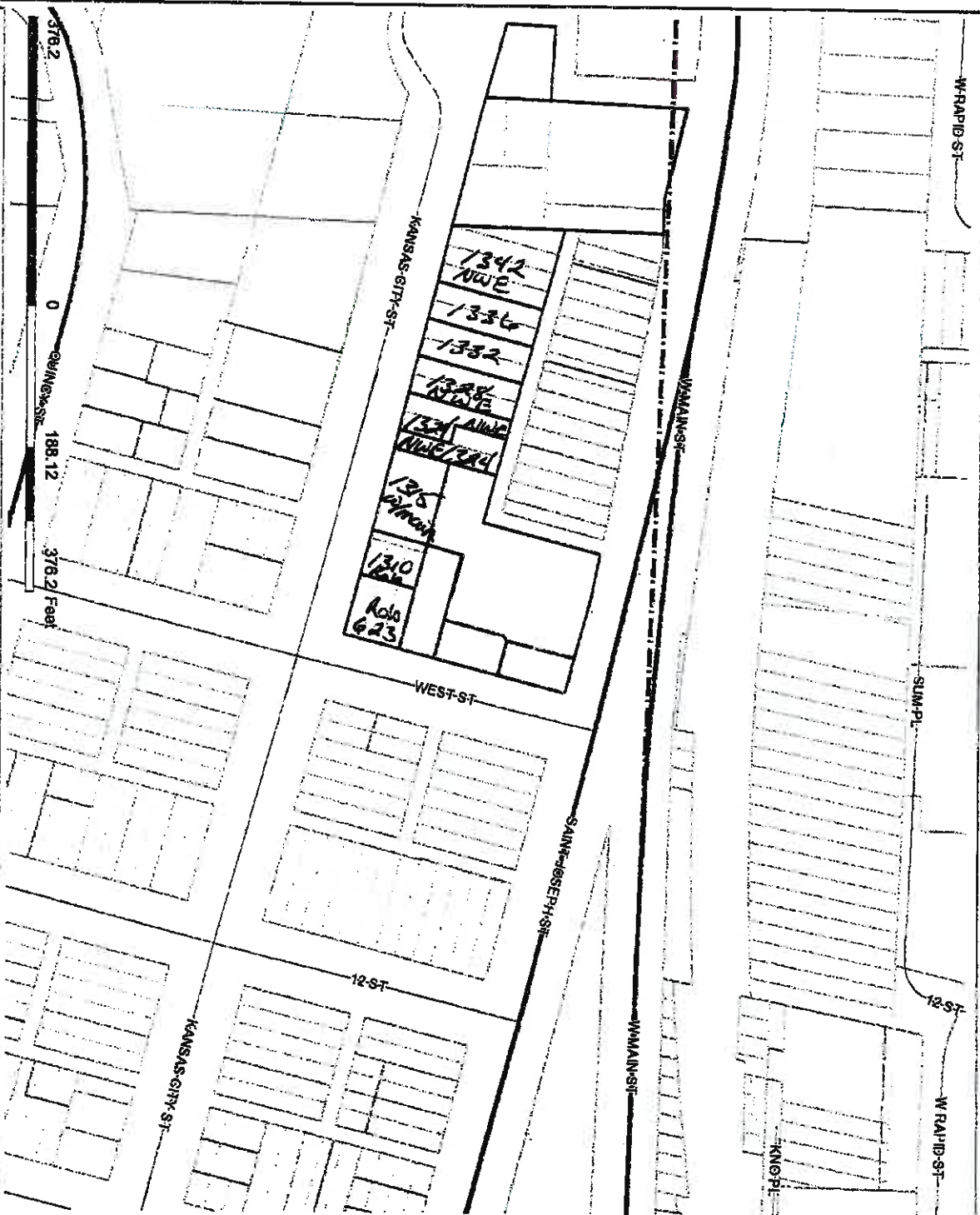
It is the owner of 1342, 1328, and 1324 Kansas City St. desire to be left out of the proposed inclusion. These properties have been used as commercial multifamily housing apartments for many years, and are in part in the same ownership of the majority of that city block, which is structured for general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

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

TODD C. HOLLAN
NWE Management Company



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



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Legend

- Road
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Road
- Alley
- Private Road
- Unimproved Road
- Trail
- EIR Highway
- Airport Highway
- Hot Air Road
- Left Lane
- Right Lane
- Street Line
- Parcel Line
- Township/Section Lines
- 6
- 7
- County Line



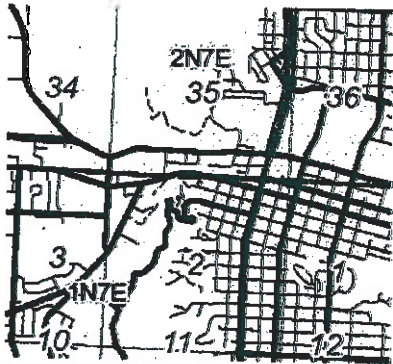
Scale: 1: 2,257

Map Notes:

Rapid City-Pennington County Parcel Report

Parcel ID: 3702201010

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



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 3702201010

Tax ID: 20454

Property Address: 1342 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.3

Land Value: 51000

Non-ag Structure Value: 37200

Legal: LOT 32-35 OF LOT 13

Block: 6

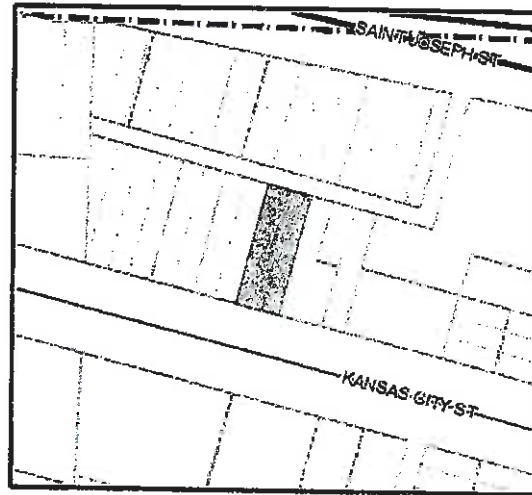
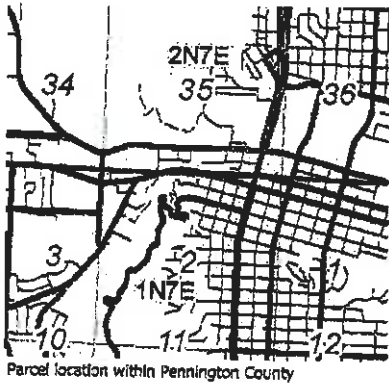
Subdivision: BOULEVARD ADDN

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

Rapid City-Pennington County Parcel Report

Parcel ID: 3702201013

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



Parcel Information

PIN: 3702201013

Tax ID: 20458

Property Address: 1328 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.16

Land Value: 29400

Non-ag Structure Value: 73900

Legal: LOT 40-41 OF LOT 13

Block: 6

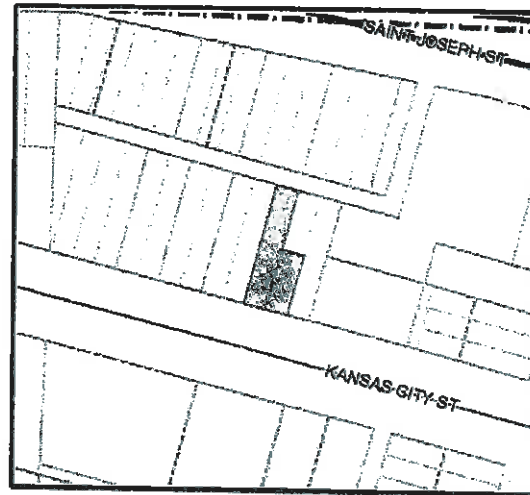
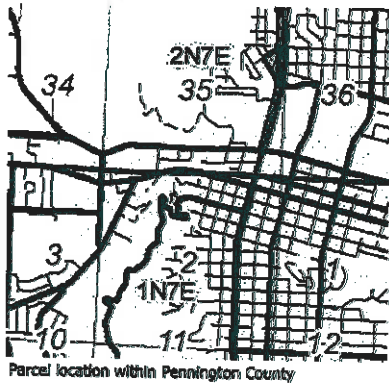
Subdivision: BOULEVARD ADDN

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Rapid City-Pennington County Parcel Report

Parcel ID: 3702201014

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



Parcel Information

PIN: 3702201014

Tax ID: 20459

Property Address: 1324 KANSAS CITY ST

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.12

Land Value: 29400

Non-ag Structure Value: 78100

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

Block: 6

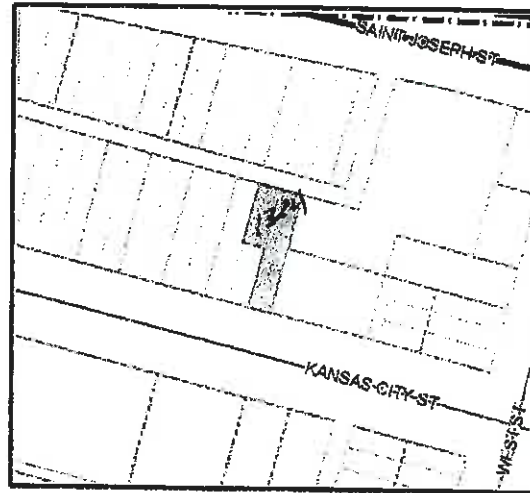
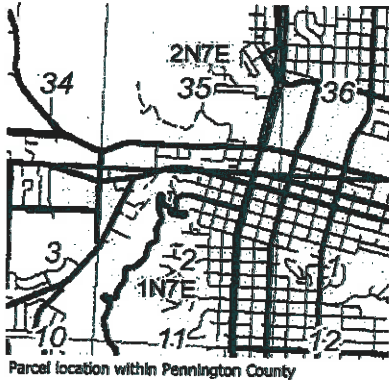
Subdivision: BOULEVARD ADDN

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

Rapid City-Pennington County
Parcel Report

Parcel ID: 3702201015

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



Parcel Information

PIN: 3702201015

Tax ID: 20449

Property Address: KANSAS CITY ST *1324*

Owner Name: NORTHWESTERN ENGINEERING COMPANY

Second Name:

Mailing Address: PO BOX 2624

Mailing City: RAPID CITY

Mailing State: SD

Zip Code: 57709

Acres: 0.16

Land Value: 29400

Non-ag Structure Value: 3300

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

Block: 6

Subdivision: BOULEVARD ADDN

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