

1) The house at 414 9th Ave was not on site in 1914. Records state it was built in 1914, and if that is true than it likely was moved to this site in the 1950's.

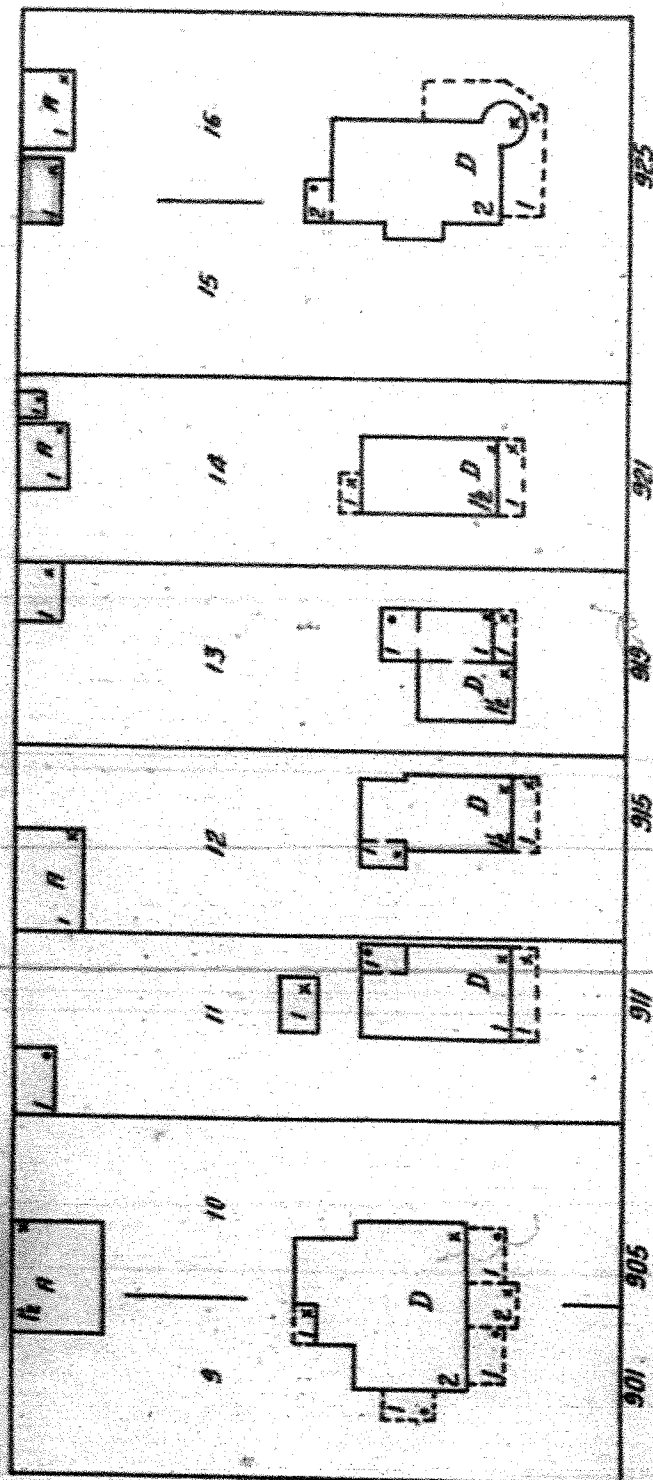
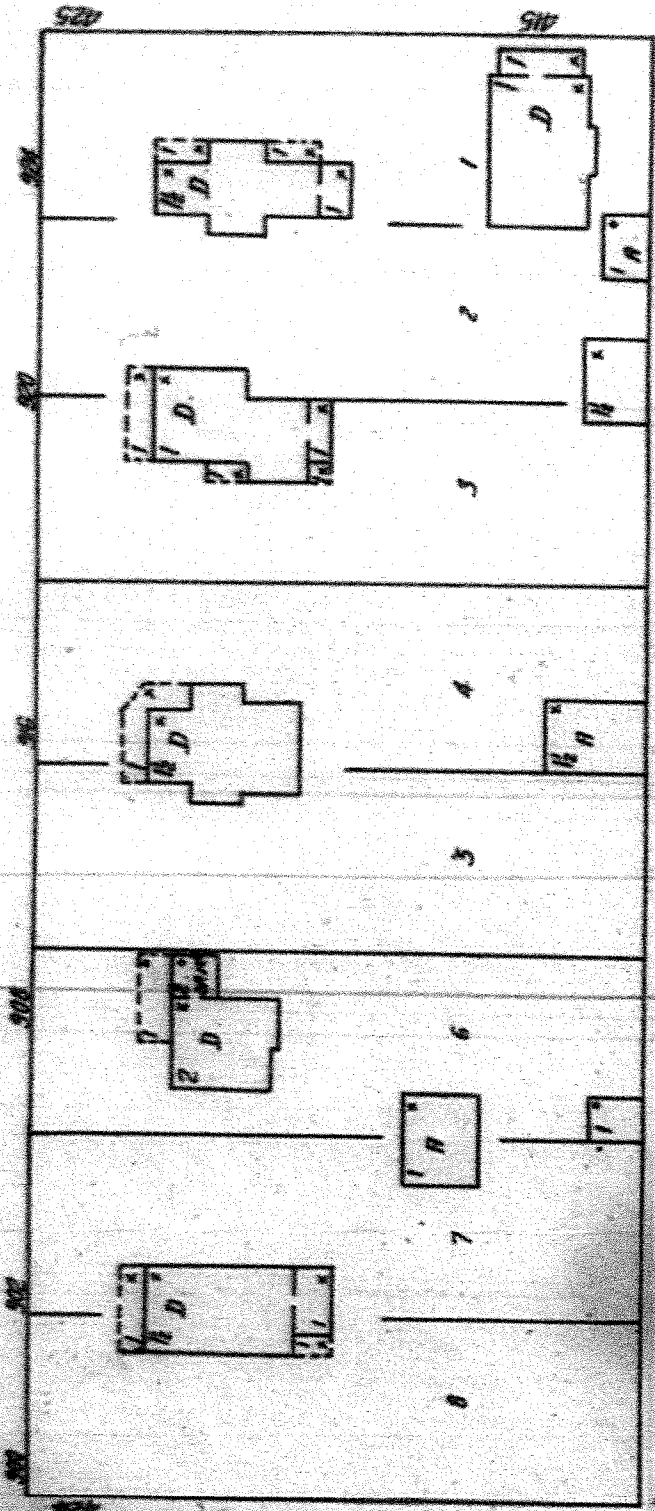
2) The original corner lot spanned from 4th Street north to the Alley. In 1956 this was divided into a north lot with 50' of street frontage and a 100' lot where 903 4th Street still stands. The house and south lot were then sold to SDSU and the main house was used as the Farmhouse Fraternity. We cannot find records that state when the house at 414 9th Ave was built or moved onto that lot, but it most likely was after the lot was created.

3) The Sanborn fire insurance maps from both 1928 and 1941 do not show the existing house at 414 9th Ave, but instead show only a small garage at the alley that would have served the full lot at 903 4th St.

4) it is important to note that the house itself (at 414 9th Ave) is not mentioned as contributing in the papers used to create the Central Historic Neighborhood. Instead, a hand written note on page 4 of the attached specifically notes the "site" as an example of depression lot divisions-of note that the 903 original lot was divided to create a north lot and south lot. The house/structure in question is not noted as being remarkable historically.

The Central Historic neighborhood still has many examples of this type of division of large lots and my hope is that restoring the more historically original large corner lot will be of greater value to the Commission than keeping this smaller lot and insignificant house at 414 9th Ave. Collin Vaughn, the owner of both 414 9th Ave and 903 4th Street fully intends to restore the full corner lot and if that is approved, we will have a garage at the far back of the lot accessed from the alley. We are working on the Schematic Designs for 903 4th Street with a goal of a historically sensitive and appropriate proposal, and are hopeful that by relocating the house at 414 9th Avenue we will be able to restore the grandeur or the original full lot on the corner of 4th S and 9th Ave.

5TH



DESCRIPTION OF SITE

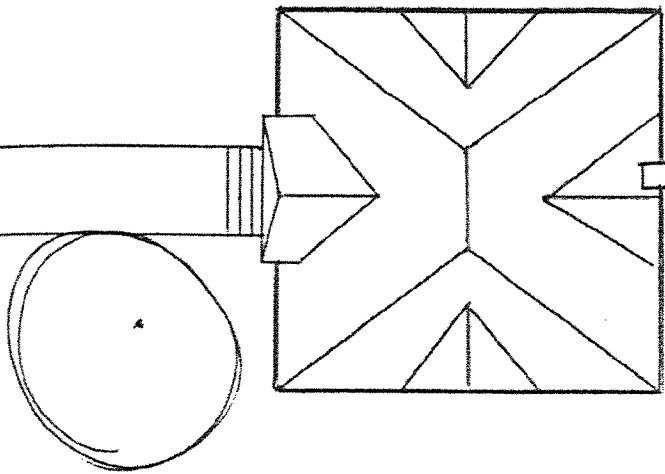
list each building or structure and describe separately

46714 901, NCE

1.	Residence	cemented over the foundation	clapboard framing method	shingled roof	2 story cube eastern style	
2.						
3.						
4.						
5.						
6.						
7.						
8.						
	Use past/present	Foundation material/ method of construction	Wall material/method	Roof material/method	Shape & # of stories	Date

Site Plan (Complete Inventory of Structures and Features) with North Arrow

~~ALLEY~~ ALLEY



HISTORY OF THE SITE

Date of Settlement or Founding _____

First Owner _____

Later Owners and Dates _____

Place of Origin of First Owner _____

Date Owner Came to South Dakota _____

Occupation of Owner(s) _____

Religious Affiliation _____

Member of Fraternal Group _____

Builder's Name _____

Architect's Name _____

Date of Building(s) _____

Changes in Use _____

History of Building or Institution _____

SOURCES OF INFORMATION

Atlas (date) _____ publisher _____

County History (title) _____ (pages) _____

Deed Abstracts _____

Oral Interview (name & date) _____

Census Material (dates) _____

Sanborn-Ferris Maps (dates) _____

Historic Photos (dates) _____

Manuscripts (name & date) _____

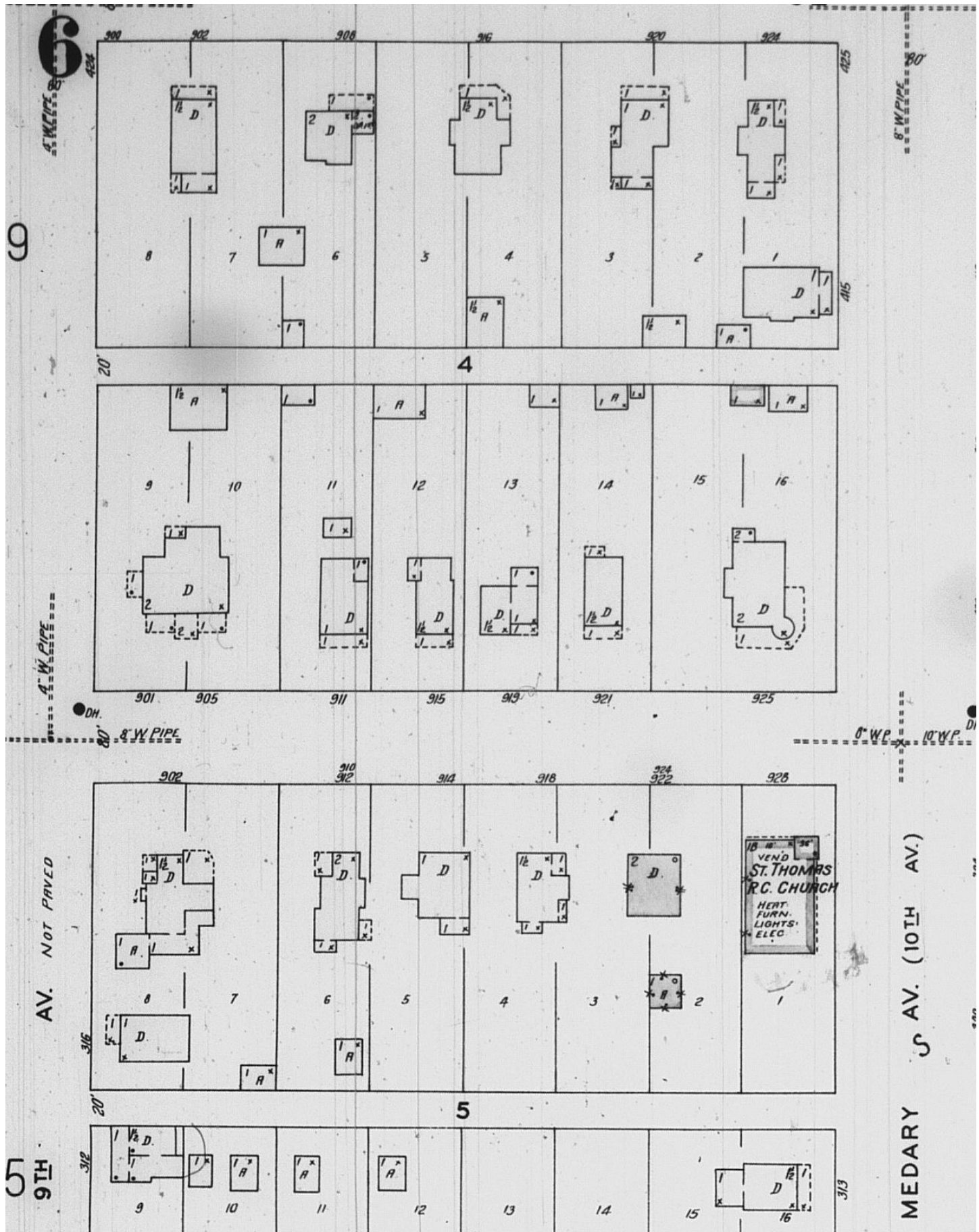
STATEMENT OF SIGNIFICANCE AND HISTORIC CONTEXTS AS THEY RELATE TO THE STATE PLAN

Context V Depression & Rebuilding

Theme(s) A3: Changing Urban Patterns: Residential Changes

Statement of significance as it relates to the themes; include a statement on the condition of the site (maintenance, alterations, demolition and deterioration)

Example of a 2 story, cube. Some unique window features. Very plain and white in color. Paint well maintained. The roof was a hip with a front gabled double dormer and smaller gable dormers on the 3 other sides of the house. Front door had a gable addition above it. On the north west side are 2 windows on 1st & 2nd floor that are directly in line with the addition. The front facade has 2 smaller square windows - one on each side of the front door on the first floor. And 5 windows on the second floor that are of different sizes.



Sanborn Map, 1941 (2 story Auto)

ADDITION

CITY OF B

J. T. BANNER & ASSOCIATES, ENGINEERS

APPROVED _____
DATE _____

APPROVED _____
DATE _____

CHECKED BY CV

DATE Jan., 1959 SHEET D-

1 - 79

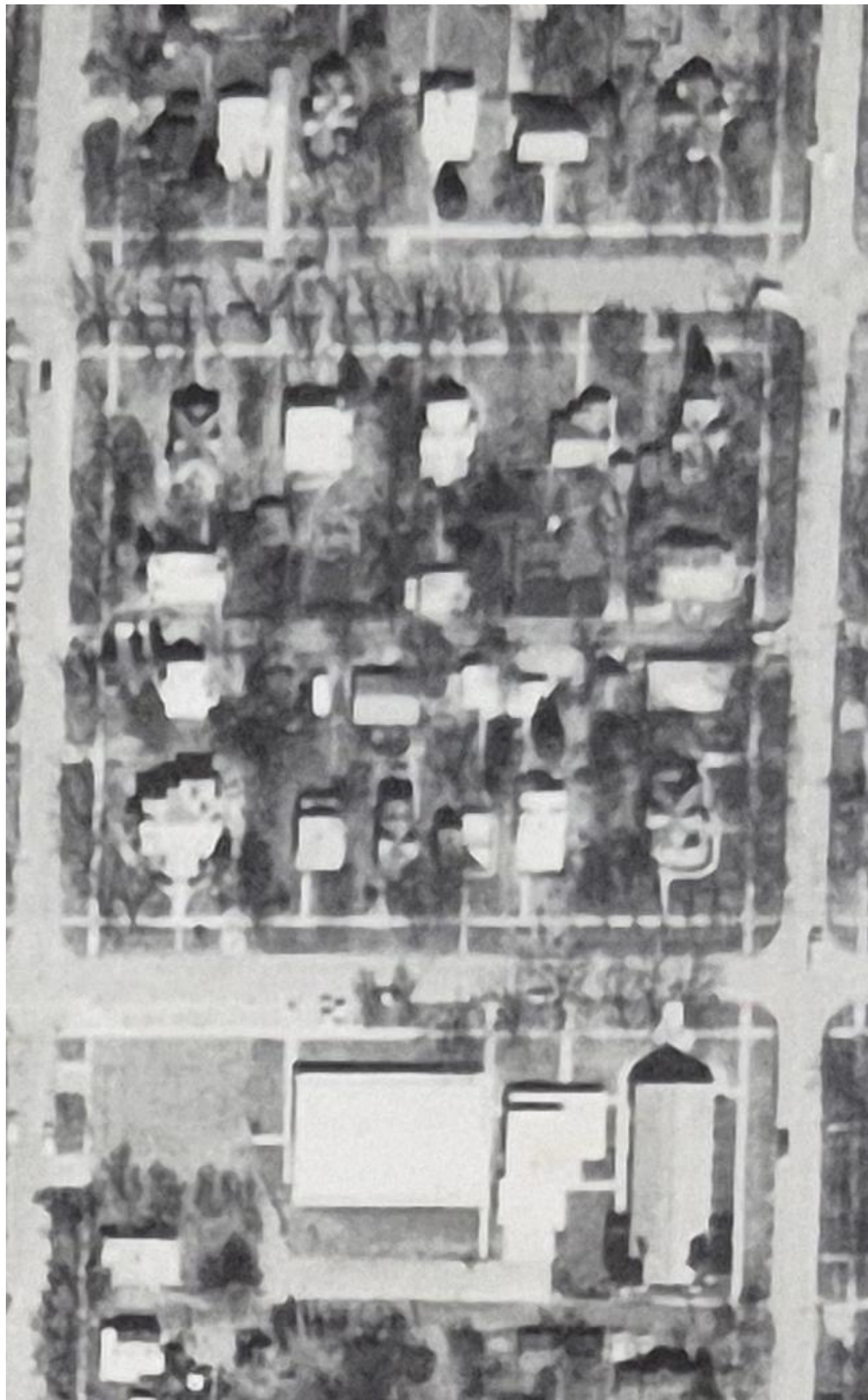
30' 50' 165' 50' 47' 165' 20' 165' 80' 50' 42'

8 7 6 5 4 3 2 1

9 10 11 12 13 14 15 16

1 - 79

City Plat Map, January, 1959 (One lot to the alley)



Aerial Photo - 1972

1981

SOURCES OF INFORMATION

ORAL INTERVIEW _____

CENSUS MATERIAL DATE(S) _____

SANBORN-FERRIS MAP DATE(S) _____

MANUSCRIPT DATE(S) _____

DIRECTORIES _____

STATEMENT OF SIGNIFICANCE AND HISTORIC CONTEXTS

CONTEXT V. Depression & Rebuilding

THEME A3: Changing Urban Patterns; Residential Changes
This is a contributing site for the depression and
rebuilding period for changing urban residential patterns

DEED ABSTRACTS _____

OTHER INFORMATION _____

DESCRIPTION OF SITE

<u>STRUCTURE</u>	<u>STORIES</u>	<u>STYLE</u>
1. Residence	2.0	cube Eastern stick style
2.		
3.		
4.		
5.		

PARCEL NUMBER 4-5-2-009-00009-1
STREET NUMBER 414
STREET NAME 9th St
SITE NAME C. B. Brown
SURVEYORS AD 3A
NEGATIVE ROLL #1 BK 3 FRAME 28.34
#2 _____
#3 _____
N.R. ELIGIBLE? -
ELIG. CATEGORY B
SITE NO. 046
NEIGHBORHOOD FF
CITY BK
TOWNSHIP BK
COUNTY BK
SURVEY DATE 06/10/86

HISTORY OF SITE

DATE OF SETTLEMENT OR FOUNDING _____
FIRST OR PROMINENT OWNERS _____
PLACE OF ORIGIN OF FIRST OWNER _____
DATE OWNER CAME TO SD _____
OCCUPATION OF FIRST OWNER(S) _____
RELIGIOUS AFFILIATION _____
MEMBER OF FRATERNAL GROUP _____
BUILDER'S NAME _____
ARCHITECT'S NAME _____
CONSTRUCTION DATE(S) OF BUILDING(S) _____
CHANGES IN USE _____

SOUTH DAKOTA HISTORIC INVENTORY

Site Name _____
 Location 414 9th Ave.
 Owner Clinton Borthem
 Address 727 3rd St.

History with Dates of Settlement and Construction

Description of Site

(to complete this section, see page four of the inventory form; complete a description of each building on the site)

Floor and Roof Plan of Main Building

BK	BK	BK	FF	46
County	Township	City (Urban)	Neighborhood (Urban)	Site Number

USGS Quad or City Base Map:

UTM

Q1	Q2	Sec	T	R

Surveyors: K. DUNKEL
J. ANDERSON

Date 6 10 86

National Register Eligible ☐

(Urban only) A ☐ B ☒ C ☐ D ☐

Neg. Roll # PK3 Frames 23, 24

