

PREFACE

The City of Rapid City was awarded the status of a Certified Local Government under the Department of the Interior National Park Service in June of 1986. The Rapid City Historic Preservation Commission functions as the local body committed to the execution of the State and Federal CLG programs.

The 2009 Rapid City Historic Preservation Commission Annual Report submitted herein fulfills the annual report requirements for the CLG program.

Staff support for the Rapid City Historic Preservation Commission is provided by the Rapid City Growth Management Department, 300 Sixth Street, Rapid City, South Dakota 57701, (605) 394-4120.

MISSION STATEMENT

The City of Rapid City Historic Preservation Commission was established by Ordinance 1502 in March of 1975. By ordinance, the Commission is assigned several different purposes or functions. These functions can be summarized as preserving historic buildings and archeological sites through public education, policy development, advocacy and governmental participation. More specifically, the Commission is to conduct surveys of local historic properties, promote and conduct educational and interpretive programs on historic properties within the City, and recommend ordinances and provide information that will promote the preservation and restoration of historic properties and districts.

FUNDING

The City of Rapid City Historic Preservation Commission receives program funding from the City of Rapid City, the National Park Service through the South Dakota State Historic Preservation Office, and private donations.

City funding is typically in the form of staff support. The City of Rapid City provides support through staff assistance. In 2009 staff assistance was provided to the Commission through two main positions: Planner II and Administrative Assistant. In 2009, 420.25 hours of staff time were dedicated to Historic Preservation Commission support by the Growth Management Department. This equates to an estimated \$14,459.50 in staff support.

In 2009, 784.06 hours of Commission time was dedicated to Historic Preservation Commission support by the Commission members and includes hours directed to the Black Hills Home Show. This equates to an estimated \$7,499.18 in Commission support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2009/2010 Federal grant support in the amount of \$10,500.00 was directed to the following projects:

\$275.00	Membership
\$1,500.00	Postage, Notices, Printing, Program Administration
\$2,225.00	Workshop/Education Materials
\$4,000.00	NR Nomination
\$2,500.00	Ordinance

No private donations were received by the Rapid City Historic Preservation Commission during 2009.

COMMISSION MEMBERSHIP

By ordinance the Commission is composed of ten (10) members, each serving a three-year term. The membership of the Rapid City Historic Preservation Commission as of the end of 2009, their roles on the Commission and professional interests are as follows:

<u>Member</u>	<u>Professional Interest</u>	<u>Term of Office</u>
Ken Loeschke Chairperson	Engineering	December 2009
David Viall Vice Chairperson	Construction	December 2009
Pat Roseland Secretary	Medical	December 2011
Richard Baumann	Downtown Business Owner	December 2009
Duane Baumgartner	Arts	December 2010
Michael Bender	Landscape Architecture	December 2010
Jean Kessloff	Medical - Finance	December 2011
Scott Sogge	Restoration Contractor	December 2011
Trevor Johnson	Downtown Business Owner	December 2009
John Wagner	Law	December 2010

GOALS OF THE HISTORIC PRESERVATION COMMISSION

In 2009, the Rapid City Historic Preservation Commission reviewed and reaffirmed the goals and objectives established for 2008. To support and secure the continuing advancement of historic preservation in the City of Rapid City the Commission formulated the following goals for 2009 and beyond.

- Pursue grant funds for the purpose of re-surveying boundaries of the West Boulevard Historic District and the Downtown Historic District
- Pursue grant funds to survey the areas adjacent to the West Boulevard Historic District which may contain eligible structures.
- Develop a comprehensive listing of qualified funding sources to include application filing deadlines and qualifying criteria for each funding source to be utilized by the Commission in meeting the growing demands for their assistance and direction with nomination and restoration projects.
- Develop more effective methods of public education.
- Develop media contacts.
- Identify buildings of historic importance and promote their restoration.
- Continue to expand the existing library of historic preservation materials.
- Pursue the creation of a façade protection ordinance.
- Support amendments to the City of Rapid City Sign Ordinance to enhance historic signage in the Downtown Commercial Historic District.
- Pursue the development of a Preservation Plan to be an element of the Rapid City Comprehensive Plan and the Community Cultural Plan.
- Execute thorough 11.1 Reviews of remodeling and demolition projects within the historic districts or their environs.
- Develop Incentive Program for Restoration

2009 OBJECTIVES

Many of the 2009 goals are ongoing and will continue to be pursued in 2010 and future years. Therefore, the twelve goals listed earlier remain the principal goals of the Rapid City Historic Preservation Commission. To satisfy these goals, the following objectives were established for 2009.

- Continue with Phase IV of the photographic archives project whereby reproductions of historical photographs and negatives housed in public and private collections are created both via hard-copy and electronically.
- Pursue State CLG and Survey grant funds to fund preservation activities.
- Conduct a preservation exhibit at the Black Hills Home Show and/or other events
- Monitor progress on the SHPO model historic preservation ordinance for possible future application to Rapid City.
- Update Tax and Economic Incentive Brochures

2009 PROJECTS

The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2009.

YEAR 2009 BLACK HILLS HOME SHOW BOOTH Historic Preservation Commission

For the ninth year the Rapid City Historic Preservation Commission staffed a booth at the Black Hills Home Show from March 27, 2009 through March 29, 2009. This event satisfied the "public workshop" requirement of the Year 2008/2009 CLG grant. The Home Show was again considered to be a successful means of educating the general public on preservation issues and the Commission again elected to participate in the 2010 Black Hills Home Show.

On February 17, 2009, the County Commission approved a Preservation Plan as an element of the Courthouse Master Plan noting that by preserving this important contribution to the City's historic profile history is kept alive for generations to come. To assist in calling attention to the Pennington County Courthouse Preservation Plan the Historic Preservation Commission provided various displays in the booth dedicated to the history of the Courthouse. In addition to the displays, visitors to the booth were invited to participate in a drawing for a framed copy of the original Courthouse plans and children were given "The Pennington County Courthouse Activity Book" that helped to acquaint them with the various historic elements of the structure. *(See Appendix "A" for copies of the Pennington County Courthouse 1922 brochure and The Pennington County Courthouse Activity Book)*

In addition to the Courthouse display the Historic Preservation Commission provided a variety of information at the 2009 Home Show booth including but not limited to: Walking Tour Brochures, Historic District maps, 11.1 Review Guidelines, Financial Program information, and Renovation techniques. Additionally copies of the Farrar, Journey Museum, Rapid City Journal, Swedlund and Roseland historic photographs were reproduced by the Commission and displayed at the event.

Year 2008/2009 CLG grant funds were used to assist in paying for the booth space.

The Historic Preservation Commission again secured two adjoining booths for the 2010 Black Hills Home Show. The additional space will be again utilized to expand the Historic Preservation materials and displays. Year 2009/2010 CLG Grant funds were utilized in paying for the 2010 booth space.

YEAR 2009 HISTORIC PRESERVATION COMMISSION
Historic Preservation Month
Historic Preservation Commission - Jean Oleson-Kessloff

This Place Matters

"This Place Matters" was the theme of the month long national celebration of Historic Preservation Month for 2009. The Rapid City Historic Preservation Commission added to that theme with "Building Our Future on Our Past". The month long schedule of events began with a proclamation by Mayor Hanks from the newly renovated upper level of the 1886 Windsor Block. Norman Nelson Historic Preservation certificates were presented to Dan Senftner, for the Windsor Block, and Clancy Kingsbury, for the Last Chance First Chance Saloon, by the Mayor and special guest, Colette Flormann, great niece of the original builder of the Windsor Block in recognition of their efforts in preserving Rapid City's history. Following the May 1st proclamation, an Open House was held at the Windsor Block.

"Marketing Dakota", a South Dakota State Historical Society traveling exhibit, was on display in the lobby of the City/School Administration Building, showing the types of marketing strategies used to draw settlers to Dakota Territory. This was free to the public and available for viewing the entire Month of May.

Some of the many events happening in and around the area during the month of May, either sponsored by or independent of the Rapid City Historic Preservation Commission, included an exhibit at the Journey Museum featuring the historic Pennington County Courthouse and a round table discussion, held in the West Boulevard Historic District, focusing on the many options available to homeowners in historic districts looking to remodel their homes. The Elks Theatre sponsored a free showing of the classic movie "North by Northwest" that contains scenes from the historic Hotel Alex Johnson. After the movie, the hotel hosted a reception for those interested in seeing the building. The public was also able to benefit from the city's preservation of the natural environment with the annual Fat Tire Festival and a downtown bicycle race.

Since in South Dakota, Historic Preservation Month is celebrated as Archaeology and Historic Preservation Month. The schedule of events included a presentation, held in Pierre, which focused on historic Fort Pierre Chouteau. Deadwood held its seventh annual Deadwood Historic Preservation Symposium that covered such topics as Transportation, and Tourism, and the Seventeenth Annual Island in the Plains Archaeological and Historical symposium was held in Custer.

The following are events that are happening in and around the city and the area, either sponsored by or independent of the Rapid City Historic Preservation Commission.

National Historic Preservation Month 2009
This Place Matters
Building Our Future on Our Past

The Rapid City Historic Preservation Commission will join thousands of individuals around the country as part of the nationwide celebration of 2009 National Preservation Month in May. *"This Place Matters"* is the theme of the month-long celebration, which is sponsored by the National Trust for Historic Preservation. In South Dakota May is celebrated as Archaeology and Historic Preservation Month.

The Rapid City Historic Preservation Commission is adding to the National Trust's 2009 theme with *"Building Our Future on Our Past"*. A month of activities is planned starting, with Mayor Hanks proclamation at the Windsor Block.

The following are events that are happening in and around the city and the area during the month of May, either sponsored by or independent of the Rapid City Historic Preservation Commission.

May 1

Historic Preservation Month Proclamation
Windsor Block
625 St. Joseph Street, 2nd Floor, Rapid City
9:30 a.m.
Free to the public

Mayor Alan Hanks will proclaim May as Historic Preservation Month in Rapid City. The Rapid City Historic Preservation Commission will present certificates of appreciation to Dan Senftner and Clancy Kingsbury in recognition for their efforts in preserving Rapid City's history. (See Appendix "A" for proclamation and information on the Windsor Block)

May 1

Open House
Windsor Block
625 St. Joseph Street, 2nd Floor, Rapid City
4 p.m.-7 p.m.
Free to the public
Contact Jean Oleson Kessloff 341-5398

Tours of the upper level of the historic Windsor Block will show how the building has been renovated for residential lofts. The Windsor Block was approved by the National Parks Service, as a certified project, for the Federal and State Tax Incentive programs available to historic building owners. The programs are designed to encourage rehabilitation of historic buildings.

May 1-31

Traveling Exhibit
City/School Administration Building
300 Sixth Street
Free to the public

The South Dakota State Historical Society traveling exhibit, *Marketing Dakota*, will be on display in the lobby of the City/School Administration Building throughout the month. For Dakota, political, social and economic growth depended on bringing in people. Communities, railroads and the government all advertised aggressively and reality seldom got in the way of a good promotional line. The marketing worked, too, and thousands answered the call to "Come to Dakota!" This exhibit looks at the hard sell used to draw settlers to the territory and state. Original advertisements, historic photographs and object images are shown in the exhibit.

April 5- June 14

Pennington: A County, A Courthouse

Journey Museum

The Adelstein Community Gallery

222 New York Street

For more information visit www.journeymuseum.org

An exhibit focusing on the history of Pennington created for students and families. Among the many items on display include an original water fountain and courtroom bench. Learn about previous courthouses and the plans to preserve the one we use today. Also included in the exhibit is a Children's Table and a Pennington Puzzle.

May 1-3

Seventh Annual Deadwood Historic Preservation Symposium

Masonic Temple

715 Main Street, Deadwood

Registration and Fee Required

For more information visit www.cityofdeadwood.com

The symposium is divided into four forums: Early forms of Transportation, Rails to Roads, Advent of Tourism & The Black Hills, and Tourism & The 21st century.

May 7

Spring Project Seminar

Rapid City School of Nursing

1011 11th Street, Rapid City

Free to the public

Contact Jean Oleson Kessloff 341-5398

Round-table discussion focusing on the many options available to homeowners in historic districts that are looking to remodel their homes. Bring your questions!

May 9-10

Seventeenth Annual Island in the Plains Archaeological and Historical Symposium

Custer, South Dakota

Black Hills National Forest Supervisors Office & Elk Canyon Pub & Grill

Registration and fee required.

Contact Mike Fosha 394-1903

The keynote speaker at the banquet will be Dr. Mark Miller, Wyoming State Archaeologist. His presentation is titled *"Pronghorn Movement and Prehistoric Hunters:*

the Archaeological Record at the Trappers Point Site. "There are two separate opportunities for field trips.

May 9-17

National Tourism Week

For more information visit <http://www.visitrapidcity.com>.

National Tourism Week 2009 theme is *Great American Traditions*.

May 22-25

Fat Tire Festival

Registration and fee required

Visit <http://www.bhfattirefestival.com> for details.

The annual Fat Tire Festival, held in May each year benefits from the city's preservation of the natural environment with events held on Skyline Drive, M Hill and Cowboy Hill, as well as the Nickelson Trail, the 109mile trail project and one of the most beautiful trails in the world. May is also bicycle awareness month.

May 24

Downtown Bicycle Race

Main, 6th, 7th and Kansas City Streets

Downtown Rapid City

1 p.m. - 6 p.m.

Entrance Fee Required

For more information visit www.bhfattirefestival.com.

Destination Rapid City and the Fat Tire Festival have joined forces to bring an action packed, fun, high speed event to a normally slow and ` quiet Sunday afternoon. Cash and prize drawings.

May 24-Mid October

Rapid City Trolley

\$2.00 per ticket for adults and children

\$1.00 for seniors (60 and over) and persons with Medicare Card

Unlimited on/off per day

Tickets may be purchased from trolley operator.

Mon.-Sat. 9:20 a.m.-6:30 p.m.

For more information visit www.rapidride.org.

The daytime trolley provides a city-view tour featuring various points of interest in and around the city_ many of them historical.

May 30

Elks Theatre

512 Sixth Street 5:00 p.m.

Free to the Public.

Sponsored by the Elks Theatre, *North by Northwest* was first released July 28, 1959. This tale of mistaken identity involves an innocent man pursued across America. The movie contains scenes from the Alex Johnson Hotel and Mt. Rushmore.

May 30

The Hotel Alex Johnson
523 Sixth Street
After the movie
Free to the public.

The Hotel Alex Johnson is supporting the Elks Theatre showing of the classic *movie North by Northwest* by hosting a reception in the hotel Lobby. Light snacks and a cash bar will be offered. Tours will be given of the newly re-modeled room which is a template of the full renovation that will be taking place this winter. Site tours of Yesterday's Ballroom and the Lincoln Room will also be offered.

May 31

SD Archaeology & Historic Preservation Month Program
Cultural Heritage Center
900 Governors Drive, Pierre
2:00 p.m.
Free to the public.
For more information call (605) 773-3458.

A presentation of the history, past excavations and recent geophysical survey of Fort Pierre Chouteau by Mike Fosha and Terri Bruce. Interpretive signs, which will be installed at the site this summer, will be on display.

YEAR 2009 HISTORIC PRESERVATION COMMISSION
Hillcrest Reconnaissance Survey, Comprehensive Preservation Plan Update, and
Historic Preservation Training for the Historic Preservation Commission

The Rapid City Historic Preservation Commission solicited proposals for a reconnaissance survey of the Hillcrest residential area, update of the Comprehensive Plan and training on the aspects of Historic Preservation.

The Scope of Work required the consultant to complete a Reconnaissance Survey of the Hillcrest Subdivision area, update the Comprehensive Preservation Plan, and provide training for the Historic Preservation Commission.

The Hillcrest Subdivision area reconnaissance survey documentation included a survey report that followed the stipulations set out in the "Interior's Guidelines for a Comprehensive Survey and The South Dakota Historic Resource Survey Manual" and include submission of the survey forms to the South Dakota Historic Preservation Office. The final report, submitted to the Growth Management Office, included three copies of the reconnaissance survey reports and a determination of eligibility for the National Register.

The update of the Comprehensive Preservation Plan, submitted to the Growth Management Department, included three copies of the final revised Comprehensive Preservation Plan including the document in electronic format.

The training provided to the Historic Preservation Commission included a review of the Commission's function and role in local preservation, its operation, its membership, and its relation to others as well as training to implement the plan and achieve the goals and objectives of the plan.

The City of Rapid City entered into an Agreement for Professional Services for the Hillcrest Reconnaissance Survey, Comprehensive Preservation Plan Update, and Historic Preservation Training for Historic Preservation Commission with M. L. Dennis Consulting.

Funding for this project is provided by the CLG Grant Project Number SD-08-16 in the amount of \$9,750.00.

The Reconnaissance Survey and Comprehensive Plan produced by this project are included in Appendix "B" of this report.

YEAR 2009 HISTORIC PRESERVATION COMMISSION
National Trust for Historic Preservation – Preservation Leadership Training
Jean Oleson Kessloff

Commission member Kessloff attended the National Trust Leadership Training held in Deadwood, South Dakota for the week of June 20-27, 2009. The attached report from Kessloff provides a detail of the educational activities provided during the week long training.

PRESERVATION LEADERSHIP TRAINING
DEADWOOD, SOUTH DAKOTA
MAY 20-27, 2009

Preservation Leadership Training was 7 full days of workshops that focused on such topics as Community Preservation Issues, Community Leadership, Financial Resources and Legal Tools, to name a few. While some of the speakers were employees of the National Trust for Historic Preservation, others were consultants that contract with the National Trust for programs such as this. Among these speakers were Steve McCarthy and Donovan Rypkema from our very own Rapid City. I was pleased to hear them speak and proud that these men from our community are 'among our nation's preservation leaders.

Besides the above-mentioned workshops, the weeklong training gave participants the chance to work on an actual preservation project. Assigned teams, mine was the Blue Team; the goals were to have each team develop a proposal that outlined an economically viable use for a specific site in Deadwood. Chosen sites for the training projects were C.B & Q. Engine House, the Fairmont Hotel & Oyster Bar and the Lucky Nugget Gambling Hall. The Blue Team's site was the Lucky Nugget Gambling Hall, which just happened to be the former home of Deadwood's famous brothel, Pam's Purple Door. You can imagine the fun we had deciding what the building could be used for today, since it has been virtually untouched since the raid in 1980 that shut it down.

Lessons taught early in the week focused on conflict resolution and team building, which helped prepare us for the monumental task of working intimately with 6 other people, where days started at 7 am and ended around midnight. Project work could only be done on breaks, lunchtime, and after workshop sessions, which usually ended sometime between 4:00-5:00 pm.

The project recommendations and proposal were to include the following components, a description of the proposed use, situation analysis, condition of the building and recommendations, and financing and economic vitality. Local bankers, museum curators, civic leaders, and businesspersons were on hand each morning for interviews. As I was the only local attendee in our group, many late night calls were made clarifying preservation procedures and financial information. I owe a lot of lunches!

A public presentation of each team's project recommendations was held at the Masonic Temple at the end of the week. I have attached a copy of our project proposal.

I am very grateful for the opportunity to attend preservation leadership training and look forward to bringing to the community the invaluable information that I learned in the course of the week.

**Preservation Leadership Training
Deadwood, South Dakota
Blue Group: Lucky Nugget Gambling Hall Upper Floors**

Presented by:

- Brian Crawford, Hot Springs Historic Preservation Commission, Hot Springs, SD
- Winnie Guillory, Louisiana Trust for Historic Preservation, Lake Charles, LA
- Darlene Kotelnicki, Litchfield Heritage Preservation Commission/Greater Litchfield Opera House Association, Litchfield, MN
- Rebecca Larson, Codington County Historic Preservation Commission/Watertown Business Association/Preserve South Dakota, Watertown, SD
- Brent Leggs, National Trust for Historic Preservation, Northeast Office, Boston, MA
- Bobbie McTurner, Cincinnati Preservation Association, Cincinnati, OH
- Jean Oleson-Kessloff, Rapid City Historic Preservation Commission, Rapid City, SD

Description of the Proposed Use

Our objective is to propose a reuse option for the second-floor spaces of the Lucky Nugget Gambling Hall in Deadwood, South Dakota. This proposal includes three historic resources in the Deadwood National Historic Landmark District identified as:

- Bullock-Clark Building (616 and 618 Main Street)
- Horace Clark and Apex Buildings (612 and 614 Main Street)
- M.B. Wilson Building (608 and 610 Main Street)

Using Deadwood's unique brothel history as the starting point, the Blue Team offers a development proposal that will include a themed hotel with office, support services, and retail. This use showcases Deadwood's brothel history in an appropriate sustainable manner.

The key elements of this reuse project are to incorporate two of Deadwood's most important economic drivers, gaming and heritage tourism. Initially the Blue Team considered traditional preservation treatments, such as a traditional museum to interpret the brothel history; however, on a national basis this model has been unsustainable. Therefore, our concept considers this national trend, the Lucky Nugget's need for hotel accommodations, while portraying Deadwood's brothel history.

Ownership of the hotel is held in a partnership between the building owner KLK Ventures LLC and Badlands Gambling LLC (Lucky Nugget).

Situation Analysis

This development will include three key stakeholders that in cooperation will assist one another in the completion of this project.

Owners, KLK Ventures, L.L.C. and Badlands Gambling, L.L.C. will:

- Secure financing, including public and private funds.
- Build partnerships with a preservation architect, Deadwood Historic Preservation Commission, South Dakota State Historic Preservation Office, and

a general contractor specializing in preservation.

Deadwood Historic Preservation Commission will:

- Provide assistance with preservation funding incentives and processes.
- Provide council on preservation regulations.
- Be an advocate in the community on behalf of the project.

Adams Museum will:

- Act as a consultant.
- Offer research and guidance on interpretation strategies of brothel history,
- Negotiate with the owners/developers to provide artifacts and collections for displays in the hotel.

The brothels began operation in June of 1876 and played an integral role in Deadwood's economic viability for over one hundred years. They are also a part of *the social and cultural history of the city*. The *Deadwood Pioneer Times* published an article following the brothel raids in 1980. In it author Gordon Johnson stated that although there was opposition to the brothels by those who contended that the houses were illegal and immoral, a random telephone poll determined that the majority of residents wanted the houses to remain open. From interviews performed by team members, there appears to be a sense of respect for the working women that once populated the upper floors of Deadwood's downtown buildings. We do not perceive that the residents or the City of Deadwood would oppose marketing this part of our common heritage to the masses.

Due to this being a private venture, community support is appreciated, but not necessarily needed for project completion. In case of opposition, the two public stakeholders will be some of the project's strongest advocates.

Throughout the week, group members have had an opportunity to meet with and interview various community members, leaders, and business owners. During these interviews several needs and concerns of the community were expressed. There is a need for retail, daycare, family related activities, additional employment opportunities, and affordable housing. Although all of these needs are important to the community, Deadwood's Main Street is an isolated area in the city that does not have the infrastructure to support and provide for many of the needs listed above. However, this project does provide and generate additional tax revenue for the city, as well as additional employment opportunities in the area.

The targeted demographic for this hotel will be heritage tourists and gamblers. Heritage Tourists are typically people who are seeking an off-the-beaten path experience. They travel to experience places, artifacts, and activities that authentically represent stories and people of the past and present. The experience of enjoying the proposed uses would allow tourists to experience an often unacknowledged part of our common heritage. It is accurately stated on the City of Deadwood's website that Deadwood "is a living showcase of history," however, the city only capitalizes on a portion of its history.

As most developers will say, "Location, Location, Location" is the most essential component to a successful business venture. The prominent location of these buildings on Main Street sells itself to tourists who enjoy the night life and gaming opportunities in Downtown Deadwood.

Taking into consideration the Lucky Nugget's long term vision, to attract a more diversified audience ranging from young professional to the retiree, which will include a combination of heritage tourism visitors, gamblers, and everyday visitors.

Currently there are other hotels and lodging in the downtown area and outlying areas of Deadwood. However, none of these hotels feature a theme interwoven in Deadwood's historic brothels. It is anticipated that there will be very little competition because of the buildings prime location. Downtown hotels are currently at a 90% occupancy rate.

Deadwood and the Lucky Nugget Gambling Hall are marketing proactively and the strategy does not need to be altered. Simple additions to the current strategies, such as promoting brothel history as an aspect of heritage tourism would be beneficial.

There are several external factors to this project. Deadwood has a prominent history and one of the aspects of the history that has not been told is that of the brothels. The brothels were in operation for approximately 100 years and provide a large base of untold stories. This will create an opportunity for the building to tell the stories, be a new draw to Deadwood and play off of the theme of the brothels. It will be a unique experience visitors can not have anywhere else.

Condition of the Buildings and Recommendations

There are adequate utilities and infrastructure to accommodate the proposed use. The exterior footprints of the structures will not need altering to accommodate the proposed use. Initial conversations with local officials clarified that the dividing walls between the buildings qualify as fire walls.

This concept includes 15 hotel rooms, comprised of a mix of standard and luxury one and two room suites. There will be an interpretive area showing a "trick" room, where the women preformed their services, a closet that was used to track use and payments of the services, and an example of the Madam's quarters. In keeping with the historic era of the brothel, wash basins and claw foot tubs be placed in open sight in the bedroom, with only the water closet offering privacy. The interior decor in a few of the rooms is recommended to represent what the rooms would have looked like in various decades, as well as pictures, artifacts, and placards identifying key historical features of the brothels. This same theme and decor is to be used in the office and support services area.

It is suggested that four of the exterior doors be painted the purple, tan, white, *and green, colors of the historic 20th century* brothels, *with the original names of* Pine, Shasta, Cozy, and Frontier on the doors. Again, the alterations will need action from Deadwood's Historic Preservation Commission and compliance with the Secretary of Interior Standards and Deadwood Design Guidelines.

There will be several changes that need to be made to the site which will affect a portion of the interior significance of the buildings, yet these alterations are necessary to accommodate the proposed use.

The two contributing structures, the Bullock-Clark and M.B. Wilson buildings, will need to meet the standards and guidelines set forth by the Secretary of the Interior and the City of Deadwood.

The non-contributing Horace Clark and Apex structures will need interior finish work and may/may not require a COA. Necessary permits need to be obtained.

Bullock-Clark Building (contributing building):

- Sensitive and selective interior demolition with emphasis on preserving portions of the interior fabric.
- Addressing building and life/safety codes.
- Upgrades to HVAC, plumbing, electrical, and technological services.
- Attention to the decorative metal and four domed oriels.
- Restore windows.
- Paint exterior.
- Clean and re-point the brick.
- Additional changes may include:
 - Period brass fixtures.
 - Period appropriate furnishings.

Horace Clark and Apex Buildings (non-contributing buildings):

- Installation *of* elevator *shaft* and elevator.

YEAR 2009 11.1 REVIEW APPLICATIONS

Historic Preservation Commission

A main responsibility of the Historic Preservation Commission is the processing of SDCL 11.1 Review applications in accordance with the Joint Powers Agreement.

During 2009, the Commission reviewed 31 Residential and 26 Commercial individual SDCL 11.1 Review applications. These applications included properties in the West Boulevard District, the Downtown Historic District, individually listed properties and properties lying within the environs of the West Boulevard District, the Downtown Historic District, and individually listed properties.

The SDCL 11.1 Review Report provided in Appendix "C" summarizes the 57 individual SDCL 11.1 Review requests addressed by the Commission during 2009. Included in the report is the formal action taken by the Commission and their determination of adverse or non-adverse impact.

Applications for building signs for properties located within the West Boulevard Historic District, Downtown Historic District and individually listed properties are referred to the Downtown Historic Sign Board for disposition in accordance with the Joint Powers Agreement. Commission member Roseland provides representation to the Downtown Historic Sign Board. During 2009, the Downtown Historic Sign Board reviewed 44 sign applications. Information on these applications is also provided in Appendix "C".

YEAR 2009 INDIVIDUAL NOMINATION REQUESTS
Historic Preservation Commission

No Individual Nominations requests were presented during 2009.

MEETINGS AND ATTENDANCE

Twenty-two (22) regular meetings and four special meetings of the Rapid City Historic Preservation Commission were held in 2009. The following attendance log provides a comprehensive listing of attendance records for the Commission members. All of the projects, goals, and accomplishments of the Rapid City Historic Preservation Commission were discussed at some point during the year at a regular or special Commission meeting. To permit a full review of the discussion pertaining to any Commission matter, a complete set of the 2009 meeting minutes are provided in Appendix "D" of this report and on-line at the following web address:

<http://www.rcgov.org/Growth-Management/hcp-home-page.html>

	Baumann	Baumberger	Bender	Johnson	Kessloff	Loeschke	Nelson	Roseland	Sogge	Viall	Wagner
1/5/09		x	x		x	x	x				x
1/16/09		x	x		x	x			x	x	x
2/6/09	x	x	x		x	x			x	x	x
2/20/09		x	x		x	x		x	x	x	
3/6/09		x	x		x	x		x	x		x
3/19/09		x	x		x	x		x	x	x	x
4/3/09	x	x	x		x	x		x	x	x	x
4/7/09		x	x		x	x			x	x	x
4/14/09		x			x	x			x	x	x
5/1/09		x			x			x	x	x	x
5/15/09		x			x	x		x	x	x	x
5/19/09	x		x		x	x		x	x	x	x
6/5/09	x	x	x		x	x		x		x	x
6/19/09	x	x	x		x	x		x	x	x	x
7/2/09	x		x		x	x		x		x	x
7/17/09		x	x		x			x		x	x
8/7/09		x			x	x		x			x
8/21/09		x		x	x			x	x	x	x
9/4/09		x	x	x	x	x		x	x	x	x
9/18/09		x	x		x	x			x	x	x
10/2/09		x	x	x	x	x		x			x
10/16/09		x		x	x	x		x	x	x	
11/6/09		x		x	x	x		x	x		
11/20/09		x	x		x			x		x	x
12/4/09		x			x	x		x	x	x	x
12/18/09		x		x	x	x		x	x		x

During 2009, Norman Nelson, a long time member of the Commission, passed away. As a life time resident of Rapid City, Nelson was a living resource on Rapid City's historic structures and residents. The Commission greatly appreciates Nelson's years of contribution. He will be missed.

APPENDIX “A”

2009 Black Hills Home Show Booth

2009 Preservation Month Proclamation

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, *"This Place Matters"* is the theme for National Preservation Month 2009, co-sponsored by The Rapid City Historic Preservation Commission and the National Trust for Historic Preservation, Rapid City is adding to that theme with *"Building Our Future on Our Past"*.

NOW, THEREFORE, I Mayor Alan Hanks do proclaim May 2009, as National Historic Preservation Month, and call upon the people of Rapid City to join their fellow citizens across the United States in recognizing and participating in the special observance.

ROBERT FLORMANN

Gold brought Robert Flormann, to Dakota Territory in the spring of 1875, and its allure established his place in South Dakota's history forever. Like many men in those days, he lived on the edge and, according to some stories from our history, that edge was razor sharp. He was a businessman, a developer and, some say, a swindler.

Stopping in Hill City long enough to help plat it, he quickly moved on to mine in the northern Black Hills. Wherever Flormann mined, people gathered, hoping to cash in on his knack for finding gold. The mine he would be most remembered for was the Florence Mine. Eastern investors and accusations of mine salting surround its history, but the stories were as cloudy as mine dust and were never proved.

In 1880, he brought his wife, Ernestine, son Louis and daughters, Frances and Florence, to Rapid City. At that time, he owned a quarter section of land south of the original town site, a timber claim in Rapid Valley, numerous lots on Columbus, Kansas City and St. Joseph Streets and a home on Fourth Street. He significantly contributed to our present-day downtown with the Flormann Block, the west section of the Italianate trio, the Windsor block and the Lakota block. Flormann was also responsible for making the deal that brought the Chicago & Northwestern Railroad to Rapid City, something the new town needed to ensure its position as the center of commerce in the Black Hills.

Bits and pieces of Flormann's life, found in the "Annals of Early Rapid City," speculate on when and if his latest structure would be built as well as social events given or attended by Ernestine and her daughters. The children were sent back east to be educated, their comings and goings reported with great interest in the newspaper. They entertained lavishly, with guests often treated to piano recitals or plays performed in French, by the talented Flormann girls.

The city was eight years old when, in 1884, Flormann built the first of his four buildings. The Flormann Block, later referred to as the Pioneer Block, Unity Syndicate Block or Syndicate Block was a three-story high style Victorian Italianate building. An impressive undertaking, that took the commercial district south to St. Joseph Street. Built with the proceeds from the questionable Florence Mine, it stood at the corner of Sixth and St. Joe. Upper floors contained rented rooms with the street level home to various commercial enterprises, a bank and, for a time, the Rapid City Journal. Henry Behrens designed the building amid much speculation to when and if it would be completed. Fire and renovations eventually reduced it to one level and its former grandeur was lost forever. It is now the home of Audra's Bridal and Career Wear.

A joint venture with Abe Boland and John Brennan, in 1886, created what is known as the Italianate Trio. Flormann's building, home to Rudolph's Uniforms today, stands at 618 St. Joe.

The old Boland corner, Seventh and St. Joe, is the site of the Windsor Block. Built in 1886 and named for an unknown investor, the planned three-story hotel became two-stories, with Reeves Department Store on the street level and rented rooms on the upper. According to local lore, the basement served as a livery for horses while their owners did their shopping, Rapid City's first and only underground

parking structure! Restoration has returned the upper level to living space in the form of residential lofts.

Ernestine Flormann, Herbert S. Hall and the Lakota Bank and Investment Company would joint venture the last of the Flormann buildings, the Lakota Block. One of Rapid City's most recognized and photographed buildings; it is located directly across the street from the Windsor Block, has changed little over the years and is known today as the Buell Building.

The Alaska Gold Rush would take Flormann on to the Klondike and his death in 1900. Flormann Street, Flormann Addition, the downtown buildings and the sound of the train whistle are tangible reminders of the vision Robert Flormann had for a place called "Hay Camp."

APPENDIX “B”

**Hillcrest Reconnaissance Survey,
Comprehensive Preservation Plan
Update, and Historic Preservation
Training for the Historic Preservation
Commission**

APPENDIX “C”

11.1 Review Applications

APPENDIX “D”

2009 Meeting Minutes