

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name The Fairmont Creamery Company Building
other names/site number Creamery Mall

2. Location

street & number 201 Main Street not for publication _____
city or town Rapid City Vicinity _____
state South Dakota Code SD county Pennington 103 _____ zip code 57701

3. State/Federal Agency Certification

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

Signature of certifying official _____ Date _____
South Dakota SHPO
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)
Signature of commenting or other official _____ Date _____

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet

determined eligible for the National Register.
 See continuation sheet

determined not eligible for the National Register

removed from the National Register.

other,
(explain:) _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Number of contributing resources previously listed in the National Register _____
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) n/a

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Industry/Processing Sub: Manufacturing
/Extraction Facility

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: Department Store

7. Description

Architectural Classification (Enter categories from instructions)

Other: Utilitarian Industrial

Materials (Enter categories from instructions)

Foundation Concrete

Roof Asphalt shingle

Walls Brick

Other _____

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

See Continuation Sheets

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

Industry

Period of Significance

1929-1955

Fairmont Creamery Company Building
Name of Property

Flintington County, South Dakota
County and State

Significant Dates 1929

Significant Person n/a

Cultural Affiliation n/a

Architect/Builder F.V. Thomas - Architect
Henry Carlson Company - Builder

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

See Continuation Sheets

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: n/a

10. Geographical Data

Acreage of Property 1 acre

UTM References

(place additional UTM references on a continuation sheet.)

1 13 642375 4882301
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

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

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

11. Form Prepared By

name/title Chris B. Nelson
organization SD State Historic Preservation Office date 15 October 2005
street & number 900 Governors Drive telephone 605-773-3103
city or town Pierre state SD zip code 57501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Fairmont Creamery Company Building
Name of Property

Pennington County, South Dakota
County and State

Property Owner

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

name Tensleep LLC
street & number 201 N Main telephone _____
city or town Rapid City state SD zip code 57701

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

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

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The Fairmont Creamery Company building is located on the northeast corner of city block #88 at the east end of downtown Rapid City. To the north and east are public sidewalks and streets with diagonal parking. To the south is a public alley and to the west is a driveway. The building lies directly to the east of the Rapid City Downtown Commercial Historic District.

The façade (north elevation) faces Main Street. On the first floor going from the east to the west is a recessed entry with an awning flanked by four fixed pane windows. Further to the west are three window bays; each bay has been infilled with wood and three fixed pane windows. The second floor from east to west has four bay windows. One bay has been infilled with wood and fixed pane windows; the other three bays have been infilled with glass blocks. The roofline has a parapet; there are pediments at both corners of the elevation.

The east elevation consists of the main building and an addition to the rear of the building. The first floor from south to north has a brick infilled garage door and three brick infilled window openings, a fixed pane window, a recessed entry topped with a fixed pane window, and two fixed pane windows. The second floor has two bays infilled with wood and fixed pane windows. There is a wood gable above the addition and a brick pedimented parapet at the northeast corner and at what was the original southeast corner of the building before the addition.

The west elevation consists of the main building and the addition to the rear. On the first floor of the original portion of the building from north to south is a bay infilled with wood and fixed pane windows; a shed roof entry way addition with two entrances and fixed pane windows runs the remainder of the first floor. The second floor has from north to south: a bay infilled with glass block, a bay infilled with wood and fixed pane windows, an infilled fixed pane window and a six pane window. To the rear of the main building is the addition which has an entrance door.

The south elevation consists of the additions. At the southwest corner is a garage with a garage door on the south elevation. To the east of the garage on the first floor are three garage door openings infilled with single entrance doors; there is an awning over the east half of the first floor. The second floor has three window openings infilled with wood and sliding windows.

The interior of the building has been subdivided into office and business space. The original quarry tile floors remain as well as the original slope of the floors commiserate with the operation of the creamery.

Fairmont Creamery Company Building
Name of Property

Sanborn County, South Dakota
County and State

United States Department of the Interior
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The Fairmont Creamery Company Building is eligible for the National Register under Criterion A as an example of the early industry that developed in Rapid City, South Dakota.

The Custer Expedition of 1874 confirmed that gold existed in the Black Hills and consequently created an influx of Euro-American prospectors to the region. The Black Hills had been promised to the Sioux in the Fort Laramie Treaty of 1868 as part of the Great Sioux Reservation, however, the military was unable and unwilling to remove the prospectors. The Black Hills were eventually ceded to the federal government in 1877.

Rapid City, Pennington County, South Dakota, was founded in 1876 and incorporated in 1882. It was platted by a prospector who sought to make it a trade center for the region, a goal that was boosted by the arrival of the railroad in 1886. Rapid City continued to grow as an influx of prospectors, farmers, homesteaders, and merchants poured into the newly opened territory.

Creamery production in the Rapid City region began as settlers brought dairy cattle to the meadows and foothills of the Black Hills in conjunction with the gold rush of 1876 and the subsequent mining enterprises throughout the 1880s and 1890s. Milk and butter production was a lucrative early industry in the Black Hills during the gold rush with producers enjoying inflated mining camp prices. The first creamery in the Black Hills was established in Rapid City in the late 1880s by a family called Forshay.¹ Ole Peterson started Rapid City's second creamery business in 1906. Peterson operated his North Star Creamery until 1919, when he sold the business to W.A. Arlt. In 1926, Arlt sold the creamery business to the Fairmont Creamery Company of Omaha, Nebraska. The Fairmont Creamery Company expanded in 1929 and constructed a new building at the corner of Second and Main Streets with a modern creamery and cold storage plant. The new plant was described as "one of the most complete plants of its kind in the country."² The Fairmont Creamery Company processed dairy products at their Rapid City plant until 1968. Fairmont Foods sold the building to Brown Swiss Dairy in 1971, however there was no dairy production on the site after 1971. The building is currently known as the Creamery Mall and has a variety of tenants including retail space, offices, and a restaurant.

By 1929, Rapid City was hailed as the "Butter Center" of South Dakota, producing 1/40th of the butter statewide.³ The Rapid City region was conducive to the production of dairy products for several

¹ O.H. Barnett, "Creamery and Allied Industries of the Black Hills." *Black Hills Engineer*, 41.

² "Dairymen Here Have Advantage," *Gate City Guide*, 11 October 1929, p.1.

³ "Rapid City Is Butter Center," *Gate City Guide*, 4 October 1929, p.1.

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reasons. First, the area was surrounded by good grazing lands on which the raising of dairy cattle was productive. Second, the water that came from the Black Hills was free of deleterious minerals and was the correct natural temperature for the working of butter. Rapid City was also centrally located in the Black Hills with good railroad access, which allowed raw milk and cream to come in and finished products to go out.

Wallace Wheeler and Joseph R. Rushton incorporated the Fairmont Creamery Company in Fairmont, Nebraska, in 1884. Butter was the creamery's first product of a line that came to include processed dairy products, eggs, poultry, vegetables, and snack foods.⁴ By 1959, the company was among the nation's 500 largest corporations.⁵

The Fairmont Creamery Company Building in Rapid City was completed in 1929 and a grand opening was held on 11 December of that year. The architect was F.V. Thomas with the Henry Carlson Company as the general contractor. Construction materials were all obtained locally and the majority of the labor was from Rapid City.⁶ The exterior brick of the building was manufactured in Belle Fourche and the pink sandstone trimming came from the noted Evans Quarry in Hot Springs.⁷ The interior walls are all of salt glazed brick manufactures in St. Louis, which could be kept clean with hot water or steam.⁸ The walls and ceilings of the building were constructed so that additions would be compatible if the company required expansion.⁹ Additions were added to the rear of the building in 1940 and 1962.

The Fairmont Creamery Company Building is located downtown, two blocks to the east of the Rapid City Commercial Historic District (RCCHD). The RCCHD has a period of significance of 1876-1948 and contains many business associated with early Black Hills industries. Rapid City developed with the help of the railroads into the agricultural processing center of the region in the late 19th century. Businesses, such as the Aby's Feed and Seed complex and the Chicago and Northwestern Railroad Warehouse, solidified Rapid City's downtown as a processing and shipping center; the industrial expansion during the first part of the 20th century around the periphery was a natural byproduct of this development. The Fairmont Creamery Company Building was one of the larger businesses that

⁴ Nebraska State Historical Society
http://www.nebraskahistory.org/publish/markers/texts/fairmont_creamery_compny.htm 4 June 2004.

⁵ Ibid

⁶ "Creamery Invites Public to Plant Opening," *Gate City Guide*, 6 December 1929, Section 2, p.1.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

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developed and prospered in downtown Rapid City as it became the largest city in western South Dakota.

The Fairmont Creamery Company in Rapid City purchased milk, cream, poultry, eggs, and potatoes from local ranchers, although the production of dairy products was its primary business. It was estimated that the company spent \$500,000 annually for these products in the region in 1929, along with employing 23 persons.¹⁰ It was noted that the company was a heavy purchaser of supplies and other raw materials locally while also increasing the city's tax base.¹¹

Very few creameries were built statewide between 1920 and 1945, and even less post 1945 as the creamery business began to decline.¹² The Fairmont Creamery Company Building is a utilitarian industrial design. Significant features of this design found in the building include the masonry construction, steel-framed factory windows, and exposed ceilings and floors. As the use of the building changed over the years, alternations to building occurred. Some window bays were infilled with combinations of brick, wood, and fixed pane windows while additions were constructed on the south elevations and on part of the west elevation. The Fairmont Creamery Company Building was constructed with materials and a design to allow for expansion, therefore making the current additions less intrusive. The alterations occurring in the window bays have not altered the original window and/or bay sizes, allowing the infill materials to still represent the original fenestration of the building.

The Fairmont Creamery Company Building, now known as the Creamery Mall, still retains its ability to convey historic integrity from its period of significance. It still possess integrity in design, setting, location, and materials from when it was an active creamery. The alterations that have been made do not overwhelmingly detract from the historic feelings and associations attached to the building, which allows it to continue to represent the past. The current "Creamery Mall" signage on the building is placed over the areas of original signage, allowing the building to be compatible with its historic appearance while referencing its past. Overall the Fairmont Creamery Company Building is still identifiable with its historic use.

¹⁰ Ibid.

¹¹ Ibid.

¹² David Erpestad and David Wood. *Building South Dakota*. (Pierre: SD, South Dakota State Historical Society Press, 1997), 107.

Fairmont Creamery Company Building
Name of Property

Pennington County, South Dakota
County and State

NPS FORM 10-900-A
(8-86)

OMB Approval No. 1024-0018

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The Fairmont Creamery Company Building is eligible for the National Register of Historic Places under Criterion A as a representative example of the type of business that developed in downtown Rapid City as it became the largest processing and shipping center in western South Dakota.