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City of Rapid City
Community Planning and Development Services
300 6th Street
Rapid City, SD 57701

Dear Sarah Hanzel:

Thank you for the opportunity to review the Lehe Planning report regarding Rapid City's Historic Preservation Program. After conferring with the HPC, the following is our response to each of the recommendations:

1. Terminate the Memorandum of Joint Agreement (MOA) between the State and the City, which is set to expire on December 31, 2014.
2. Adopt the recommended ordinance in Appendix E.

Response (1&2): The HPC concurs with the State in terminating the MOA with exception: The HPC would recommend extending the MOA until the Mr Lehe's recommended ordinance is reviewed for its impact on the West Boulevard Historic District.

3. Prepare and adopt design review guidelines for the West Boulevard Historic District and a separate set of design review guidelines for the entire Downtown area including the Downtown Historic District.

Response: The HPC recommends continuing with the Design Guidelines process that has already been started. The HPC recommends hiring an external professional resource to complete the final draft for a more user friendly publication.

4. Prepare and adopt staff guidelines for administrative approvals of minor exterior improvements.

Response: The HPC has already implemented a process for reviews of materials that are being replaced "in-kind," such as roofing replacements, and has an existing list for both residential and commercial. The HPC recommends reviewing the existing process already in place and recommends that this list can be amended upon mutual agreement of staff and HPC.

5. Provide professional-level continuing education in historic preservation, urban design, and main street management to the Planner.
6. Provide ongoing training for members of both Design Review Boards (HPCs).

Response (5&6): The HPC agrees with implementing professional-level training for both staff and the current commission structure (the HPC concurs with the State response regarding two commissions).

7. Develop a comprehensive historic preservation public education program and annual action program of activities.

Response: In 2009 the HPC created a Comprehensive Preservation Plan which included a public education program. In 2012 the HPC expanded the public education and outreach program to include specific training in historic preservation to contractors in the community which included the development and maintenance of a database for efficiency. Due to staff turnover, this program was never implemented. HPC recommends that staff help in expediting the existing process.

The HPC, with the exception of last year, coordinated activities during Historic Preservation Month (May of each year). Staff support has been reduced throughout the last few years for outreach programs.

8. Establish an awards program.

Response: In prior years, as part of the activities associated with Historic Preservation month (May), the HPC has given awards to both residential and commercial property owners when work adhering to the Department of the Interior Standards has been completed in a manner that shows exemplary preservation of historic elements. The HPC would recommend that this practice be continued.

9. Establish a Main Street Program.

Response: Several years ago the HPC exhibited support for the Main Street program; however, both the funding and support were reallocated to Roger Brooks as part of the development of Main Street Square. The commission was then (and is currently) in support of establishing a Main Street Program.

10. Prepare and adopt a Downtown Development Plan.

Response: The HPC recommends that any development outside the established historic district and its environs is structured and implemented by the Downtown Development groups already in place with a HPC member appointed as liaison.

11. Prepare and adopt a West Boulevard Neighborhood Conservation Plan.

Response: The 2009 Comprehensive Preservation Plan referred to in 7 is all inclusive. There is no need for a separate comprehensive plan.

12. Create financial incentives to foster rehabilitation of historic property, such as donation of historic façade easements and competitive grant awards for façade improvements and building rehabilitation.

Response: The HPC makes available all financial incentives that are currently in place (the Deadwood Grant, the Property Tax Moratorium provided through the State of South Dakota, and the Income Tax Credits for Income Producing Properties through the Department of the Interior). A façade easement program similar to other communities would be supported, but requires City and Staff support as the powers of the commission do not extend to public funding. A program similar to "Neighborworks" in Deadwood had been investigated by the HPC for the historic districts in Rapid

City. This would be a program using both public and private funding as a grant or a low-interest loan to offset the costs of rehabilitating properties to meet the Department of the Interior Standards. The generation of the funding would be local and overseen by a local board not in affiliation with the HPC. The HPC would ask for City and Staff support in moving forward with creating financial incentives.

Enclosures: 2009 Comprehensive Preservation Plan
2007-2012 HPC Annual Reports
HPC's Rapid City Railroad District brochure
HPC's Rapid City treasure hunt brochure

COMPREHENSIVE PRESERVATION PLAN

for

**RAPID CITY,
SOUTH DAKOTA**

prepared by
Michelle L. Dennis

for the

Historic Preservation Commission
of the
City of Rapid City, South Dakota

August 1993, revised April 2009

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TABLE OF CONTENTS

Introduction	1
Summary of Past Preservation Efforts	
A. Background of the Historic Preservation Commission	3
B. Preservation Planning	3
C. Survey and Inventory	4
D. National Register Listings	4
Contexts	
A. Historical and Architectural Contexts	5
B. Geographic Contexts	9
Legal Basis for Historic Preservation	11
Plan for Managing and Protecting Historic Resources	
A. Identifying Considerations	13
1. Stakeholders	13
2. Threats to Preservation	14
3. Opportunities for Preservation	14
B. Goals, Objectives and Priorities	15
C. Strategies for Achieving Objectives	17
Integration	
A. Connections with Other Plans	18
B. Connections with Statewide Historical Contexts	18
C. Future Studies	19
Conclusion	20
Bibliography	21
Appendices	
A. Glossary	23
B. Historic Survey Projects	25
C. National Register Properties	26

LIST OF PHOTOGRAPHS*

Pennington County Courthouse, detail of columns	2
Main Street, Downtown Commercial Historic District	4
Alex Johnson Hotel, detail of windows	10
Houses in West Boulevard Historic District (2 photos)	12
First National Bank Building, Downtown Commercial Historic District	19
Buell Building, Downtown Commercial Historic District	20
"Pap" Madison Cabin, Halley Park	21
Rapid City Carnegie Library	24
Emmanuel Episcopal Church	27

*All photos were taken by M. L. Dennis, May 2009

INTRODUCTION

In 1993, Rapid City's Historic Preservation Commission (HPC) prepared a Comprehensive Preservation Plan to guide its efforts in identifying, preserving and protecting the city's historic resources. That plan was never officially adopted or integrated into the City's master plans. With the assistance of a Historic Preservation Fund grant from the State Historic Preservation Office (SHPO), the City's has revised the plan in 2009.

The plan was revised in accordance with current SHPO and Secretary of Interior's Standards for Planning. As such, the document is context-based. Current preservation planning principles see the study of historical and architectural contexts as the cornerstone to planning for preservation activities and as a logical and reasonable approach to identifying and preserving historic resources. The use of historical and architectural contexts provides an organizational format that groups information about related historic resources based on themes, geographic boundaries, and/or time periods and links historic resources through the concept of property type.

The purpose of this plan is to establish a framework in which to carry out the HPC's goals and objectives. To be truly comprehensive, however, it must be integrated into the City's master planning and that planning must take into consideration the protection and management of the community's historic resources as outlined in this plan.

There are several reasons for managing and protecting Rapid City's historic resources. Historic preservation improves the physical appearance of the community and can build community pride. It stabilizes neighborhoods, creates housing, and improves livability and quality of life in the community. It contributes to an increased awareness of a community's heritage and maintains distinctiveness within the community. It provides economic benefits such as tax incentives, tourism and jobs. It provides for community involvement and builds alliances between community groups. It avoids waste and conserves energy. It prevents the extinction of building styles and types used historically in the community.

Historic preservation recognizes the value of the entire community and the evolution of the built environment. It recognizes the community's lifestyles and the variety of cultural contributions within it.

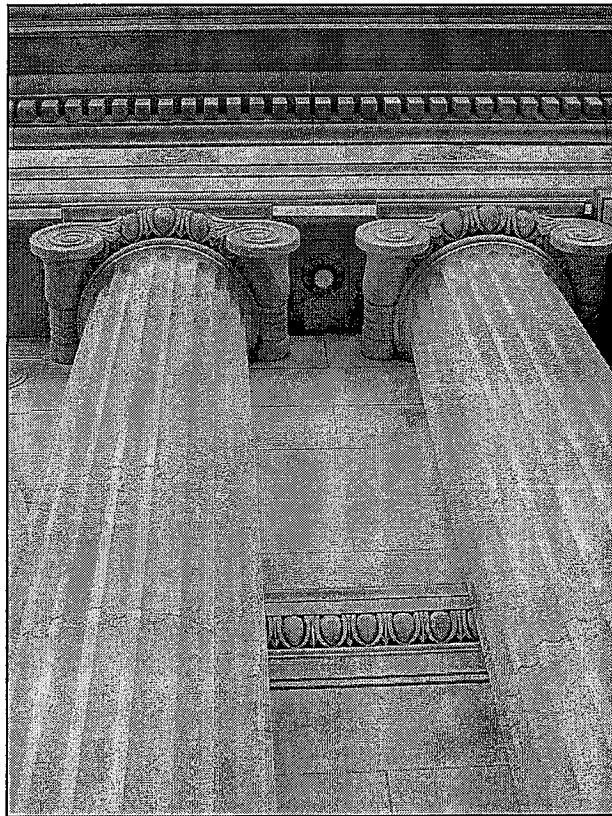
This revised plan has been written with the following assumptions:

(1) Historic preservation is not intended to save ALL of the older resources in a community. It is not possible, nor prudent, to do so. It does, however, entertain the notion of, at a minimum, documenting the significant historic resources before their disappearance (so that a record of the history of the community exists for future generations) and taking action to protect those that it can. Not all resources warrant the time and energy it would take to salvage them and many simply may not warrant preserving. This plan, however, will guide the HPC in

making decisions about which resources are truly significant within the defined contexts.

(2) There is a limit to the time, energy and resources available to the Historic Preservation Commission. With this in mind, it is recognized that this preservation plan will need to be reviewed regularly and periodic decisions made regarding which portions of the plan may be undertaken at any given point in time. It is also recognized that priorities will change due to changing conditions and will be evaluated each year as part of the development of the yearly plan. This plan has been designed with the flexibility to accommodate changing needs.

When discussing historic preservation, there is often confusion over terminology. To facilitate clarification of language used throughout this plan, a glossary of terms and abbreviations is included in the appendices.



Pennington County Courthouse, built 1922
(detail of columns on north elevation)

SUMMARY OF PAST PRESERVATION EFFORTS

THE BACKGROUND OF THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission (HPC) of the City of Rapid City was established in March 1975. Chapter 2.68 of the Rapid City Code of Ordinances authorizes the creation of the commission and specifies qualifications and appointments of the membership, powers and duties, and meeting and reporting requirements.

In general, the duties and functions of the HPC include:

- A. conducting surveys of local historic properties in compliance with standards and criteria set forth by the State Historic Preservation Office
- B. coordinating activities with the conduct of land use, urban renewal and other planning processes undertaken by the city
- C. cooperating with federal, state and local governments in pursuing the objectives of historic preservation
- D. contracting, subject to approval by city council, with government, agencies and organizations to pursue preservation activities
- E. promoting and conducting educational and interpretive programs on historic resources with the city
- F. recommending ordinances, and providing for historic preservation, to the city council, including (but not limited to) the formation of historic district committees and commissions.

In accordance with City Code, Chapter 2.68, the commission is to be composed of ten members representing such fields as history, architecture, urban planning, archaeology and law. Members are recommended by the mayor and appointed by the City Council for a term of three years.

The City of Rapid City was awarded the status of Certified Local Government (CLG) under the Department of the Interior, National Park Service, in June 1986. The HPC functions as the local body committed to the execution of the state and Federal CLG programs. Staff support for the commission is provided by Rapid City's Growth Management Department.

PRESERVATION PLANNING

Preservation planning has included the creation of two previous Preservation Plans. The first, the *City of Rapid City Historic Context Planning Document*, was prepared in 1989 by Jeff Buechler of Dakota Research Services. The second, the *Comprehensive Preservation Plan for Rapid City, South Dakota*, was prepared in 1993 by Michelle L. Dennis (this document is an update of the 1993 document). Neither plan was formally adopted or integrated into the city's master planning process.

SURVEY AND INVENTORY

The Rapid City HPC has undertaken a number of survey projects since it was created. Included has been the survey of various neighborhoods and historic resource types. The list of surveys is in the appendices.

NATIONAL REGISTER LISTINGS

There are a number of historic resources in Rapid City listed on the National Register of Historic Places and the State Register of Historic Places. Some of these were projects undertaken by the HPC through grant-funded projects. All properties listed on the National Register are also listed on the State Register.

To be listed on the registers, historic resources must be at least 50 years of age (unless they meet the exception), be significant under at least one of four criteria, and retain sufficient integrity to convey that significance. The four criteria for evaluating resources for the National Register are:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of our history
- B. Resources that are associated with the lives of persons significant in our past
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D. Resources that have yielded, or may be likely to yield, information important in prehistory or history.

A complete list of listed properties is in the appendices; the criteria under which they are listed is indicated.



Main Street, Downtown Commercial Historic District

CONTEXTS

HISTORICAL AND ARCHITECTURAL CONTEXTS

Rapid City was founded in February 1876 by a small group of disappointed prospectors seeking to create a "Denver of the Black Hills" to serve the mining districts in the region. This group, led by John Brennan, platted the original town site along Rapid Creek approximately four miles below Big Springs (Cleghorn Springs). Most of the first buildings were constructed along Rapid City near the creek. Because the Black Hills area was still legally held by the Sioux Indians, the town plat filed at the federal land office was not legally recognized. Repeated Indian attacks forced Rapid City to remain a tiny settlement until 1878.

In 1880 the census recorded 312 residents in Rapid City. On October 19, 1882 Rapid City was incorporated. By 1891, the city boasted 2,128 residents and a growing professional community. Farming and ranching were important enterprises supplying agricultural products to city residents and the northern Black Hills mining districts. With the arrival of the railroad, industries were started that supplied not only local needs but also produced a surplus for distant markets. Following setbacks from the economic depression of 1893, Rapid City once again enjoyed prosperity that resulted in a land boom shortly after the turn of the century.

Post World War I brought renewed prosperity and Rapid City experienced unprecedented growth. The Great Depression and the "Dust Bowl" of the 1930s were a difficult period for Rapid City and South Dakota. The creation of two new industries during this period, however, was a bright spot for Rapid City. The construction of the State Cement Plant and the emergence of the tourism industry helped to pull the residents through the tough times. The government relief programs associated with the New Deal era also contributed to Rapid City and the Black Hills region.

Rapid City was deeply involved in the mobilization and training efforts during World War II. The construction of the Army Air Corps Base (now Ellsworth Air Force Base) in 1942 led to the most significant growth and expansion Rapid City had experienced. Census data indicate the population nearly doubled between 1940 and 1950, and nearly doubled again by 1960.

In 1989, the City of Rapid City Historic Context Planning Document was prepared by Jeff Buechler for the Historic Preservation Commission. That document provided a brief description of Rapid City's history from its founding in 1876 through the post-flood (1972) urban growth into the 1980s. Using a format developed by the State Historic Preservation Office, general historical and architectural contexts were developed within three broad temporal boundaries. These boundaries are: (1) Permanent Rural and Urban Pioneer Settlement (1876-1893); (2) Depression and Rebuilding (1893-1929); and (3) The Great Depression (1929-1941).

As the *South Dakota Historical Contexts* have been refined and expanded, there are additional contexts that should be noted and have been included in this planning document. These include the contexts pertaining to periods prior to permanent Euro-American settlement as well as those following the Great Depression.

A summary of these contexts and their application to Rapid City's historic properties follows.

I. PRE-SIOUX HABITATION (Prehistory: 12,000 B.C. to 1750 A.D.)

II. SIOUX ERA (1750 to Present)

- A. Indigenous Peoples, Sites and Structures
- B. Government-Constructed Buildings, Sites and Structures (1851 to Present)
- C. Christian Missions (1750 to Present)

III. EARLY COMMERCIAL EXPLOITATION & MILITARY PRESENCES (1750 to 1946)

IV. PERMANENT RURAL & URBAN PIONEER SETTLEMENT (1876-1893)

- A. Claim Structures • This context relates to early settlement in Rapid City. Property types include dugouts and sod houses, log shacks, wood-framed shacks and stone shacks.
- B. Ethnic Enclaves • This context relates to broad historical movements associated with pioneer settlement in Rapid City. Property types include houses, barns, farm structures, commercial buildings, industrial buildings, churches, fraternal/social halls or lodges, and cemeteries.
- C. Permanent Farm and Ranch Settlement • This context recognizes the establishment of farms and ranches as an essential element in the development of the state. Property types include residences, bunkhouses, barns, corn cribs, hog houses, poultry houses, granaries, root cellars, storage buildings, and irrigation ditch features.
- D. Urban Development
 - 1. Commercial Buildings • This context relates to early commercial development from Euro-American settlement. Property types include commercial buildings such as retail stores, warehouses, lumberyards, etc.
 - 2. Residences • This context recognizes permanent residences established by early settlers. Property types include houses, carriage houses and related structures.

E. Government and Education-Related Structures • This context relates to all government-financed building projects and encompasses all levels of government – local, county, state, territorial and federal. Property types include city halls, parks, sanitariums, hospitals, schools, courthouses, military facilities, museums, government-owned businesses and offices, and city reservoirs.

F. Industrial Structures

1. Non-Mining • This context relates to industrial structures such as saw and grain mills, foundries, cement plants, breweries, brickyards, creameries, factories and meat-packing plants.
2. Mining • This context relates to industrial structures such as quarries, gravel pits, mills and smelters.

G. Transportation Structures

1. Railroads • This context recognizes the impact of the railroad on development. Property types include sidings, stations, freight houses, water towers, coaling towers, fuel depots, yards, roundhouses, engine repair shops, scales, turntables, wyes, tie treatment plants, interchanges and section houses.
2. Non-Automobile Land Routes • This context relates to stage and freight routes that were critical to development. Property types include trails, way stations, corrals and freight houses.

H. Religious Structures • This context recognizes the importance of religious institutions in pioneer communities. Property types include churches, rectories, parsonages, cemeteries and schools.

V. DEPRESSION AND REBUILDING (1893-1929)

A. Changing Urban Patterns

1. Commercial Centers • This context recognizes a new period of growth following the depression of 1893. Property types include commercial buildings, apartment buildings, movie houses and opera houses.
2. Residential Changes: Development of Suburbs, New Building Materials and Pattern Book Architecture • This context relates to several additions and subdivisions surrounding the original town section and recognizes major changes in architecture design and technical advances. Property types include residences, garages and parks.

- B. Evolution of Modern Industrial Structures • This context recognizes innovations in structural engineering and building design. Property types include meat packing plants, factories, creameries, mills, medium- and small-scale manufacturing, utility franchises and breweries.
- C. Civic Improvements and New Government-Related Structures • This context relates to the overall development of the quality of life through the modernization of the physical and aesthetic environment. Property types include fire stations, courthouses, city halls, parks, schools, libraries, churches, fairgrounds and hospitals.
- D. Social Organization Halls • This context recognizes the contributions social groups and fraternal orders made to the development of the community. Property types include lodge halls.
- E. Changing Rural Patterns & Impact of New Farm Technologies
 - 1. Pattern Book Structures • This context recognizes changes in architectural design as applied to rural properties that may now be located within city limits. Property types include residences, garages and agricultural outbuildings.
 - 2. Rural Industries and Agribusiness • This context relates to the development of rural industries and agribusiness, some of which may have been located in Rapid City. Property types include creameries, grain elevators, livestock receiving and selling facilities, and produce warehouses.
- F. Recreation and Tourism Structures • This context relates to the development of tourism in Rapid City and the Black Hills as a scenic travel destination. Property types include tourist camps and campgrounds, resorts, hotels and inns, parks and attractions.
- G. New Transportation Facilities and the Impact of the Automobile • This context recognizes the development of facilities to accommodate automobile transportation. Property types include auto repair shops, diners, gas and service stations, auto dealerships, highways, bridges and motels.

VI. THE GREAT DEPRESSION/FEDERAL RELIEF PROGRAMS IN SOUTH DAKOTA (1929 to 1941) • This context relates to government relief programs in Rapid City as a result of financial hardships associated with the stock market crash in 1929 and the ensuing economic depression of the 1930s. Property types include public buildings and utilities, educational facilities, conservation structures and projects, social and recreational facilities, institutional buildings and social welfare projects, and transportation systems and improvements.

VII. WORLD WAR II AND THE POST-WAR ERA • This context relates to the limited construction that occurred during World War II and the construction boom that occurred following the war and resulted in substantial growth and development in Rapid City. Property types associated with this context include residences, commercial buildings, government buildings and facilities, educational facilities, religious buildings and structures, funerary resources, recreational and cultural resources, agricultural buildings and structures, industrial structures, healthcare facilities, transportation-related resources, facilities related to social organizations and social movements, and defense-related facilities.

GEOGRAPHIC CONTEXTS

Rapid City developed and grew within general geographic areas, each contributing its own character to the overall historic fabric of the community. That development, as with many communities, occurred from the central core outward. The 1993 Comprehensive Preservation Plan identified a number of geographic areas and suggested that, when appropriate, preservation activities take them into account. The 1993 document focused on those areas that had been mostly developed by World War II and, hence, did not include all of the spaces within the city limits.

For the purposes of this revised plan, the geographic context includes the entire area within the 1960 city limits and any development that was adjacent to but outside the city limits in 1960 but that is now within the current city limits. This revised geographic boundary is intended to capture the area that was largely developed by 1960 and that relates to the associated historical and architectural contexts.

Previous preservation activity generally has been defined geographically. Surveys have been defined by specific neighborhoods or areas, and two National Register districts – the West Boulevard Historic District and the Downtown Historic District – are also based on specific geographic areas. Using geographically defined areas can provide the HPC with manageable areas for resource identification and regulatory action.

It is a recommendation of this plan to continue using geographically defined areas when appropriate for preservation activities. Several considerations should be made in defining geographic areas. In undertaking preservation activities based on geographic areas, the HPC might consider one or more of the following:

1. Identified National Register, State Register or Local Register districts
2. Identified neighborhoods, divisions and subdivisions
3. Legal boundaries
4. Historical boundaries
5. Natural features
6. Cultural features
7. Land-use patterns
8. Distribution and uses of resources
9. Research potential
10. Reasonable limits

All of the Historical and Architectural Contexts identified in the previous section may be applicable to each geographic area, depending on the area's boundaries. Some areas may be defined in such a way that only some of the Historical and Architectural Contexts may apply. For example, the areas closer to the central downtown core of the city will have a greater likelihood of including the earlier contexts, while the areas that developed after World War II may have very limited or no resources associated with the early contexts, but will have many resources associated with the later contexts. Likewise, geographic areas may be associated with Historical and Architectural Contexts based on the types of properties located in those areas regardless of period of development. For example, industrial resources are more likely to be located near one another and near transportation routes (railroads and/or highways), while residential resources are usually situated together in neighborhoods away from large industrial development.

Several critical community issues may affect the preservation of historic resources in Rapid City. These issues may vary from one geographic area to another and should be taken into account when deciding preservation activities and actions. In some cases, these issues may have a negative impact on the preservation of historic resources and the HPC may need to guard against them. In other cases, it is possible that these issues may work in favor of preservation and provide opportunities for the commission to combine the benefits of preservation with addressing these issues. These issues include, but are not limited to:

- Economic development and revitalization
- Full utilization of available space
- Retention of desirable single-family housing
- Housing displacement and loss of historic housing stock
- Affordable housing
- Parking (shortages and locations)
- Transportation and traffic issues
- Infrastructure (utilities, roads)
- Zoning and land-use patterns
- Cultural issues
- Environmental concerns
- Vandalism and deterioration by neglect



Alex Johnson Hotel, window detail, east elevation

LEGAL BASIS FOR HISTORIC PRESERVATION

FEDERAL LEGISLATION

Historic preservation has long been sanctioned by law. The Antiquities Act of 1906 provided for the Presidential proclamation of historic landmarks and sites on lands owned or controlled by the federal government and providing for penalties for damage and destruction of historic resources on federal lands. In 1935, the Historic Sites Act was passed, providing another layer of protection for historic and prehistoric resources. This act also established the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) programs, which were responsible for documenting countless historic resources since the 1930s.

The National Historic Preservation Act (NHPA) became law on October 15, 1966. This act served to unify earlier historic preservation laws and broadened their scope, and as amended (1980, 1992 and 2004), is the framework for current preservation laws. The NHPA sets forth programs aimed at promoting preservation, including the National Register of Historic Places and the National Historic Landmarks programs, the Advisory Council on Historic Preservation, the State Historic Preservation Officer (SHPO), and the Certified Local Government (CLG) programs.

In addition to the NHPA, a number of other federal laws promote historic resource protection. Among them are the Department of Transportation Act (1966, amended), the National Environmental Policy Act (1970, amended), the Public Buildings Cooperative Use Act (1976), the American Indian Religious Freedom Act (1978, amended), the Archaeological Resources Protection Act (1979, amended), the Native American Graves Protection and Repatriation Act (1990, amended), and the Intermodal Surface Transportation Efficiency Act (ISTEA) (1991, amended).

STATE LEGISLATION

Historic preservation in South Dakota is authorized by South Dakota Codified Laws. Chapter 1-19A, "Preservation of Historic Sites" (adopted in 1973 and amended in 1987), declares preservation of cultural resources to be "in the best interest of the state and its citizens." Chapter 1-19B, "County and Municipal Historic Preservation Activities" (passed in 1974 and amended in 1984 and 1994), authorizes local governments to establish historic preservation commissions and outlines procedures for local designation, the protection of historic properties, and design review activities.

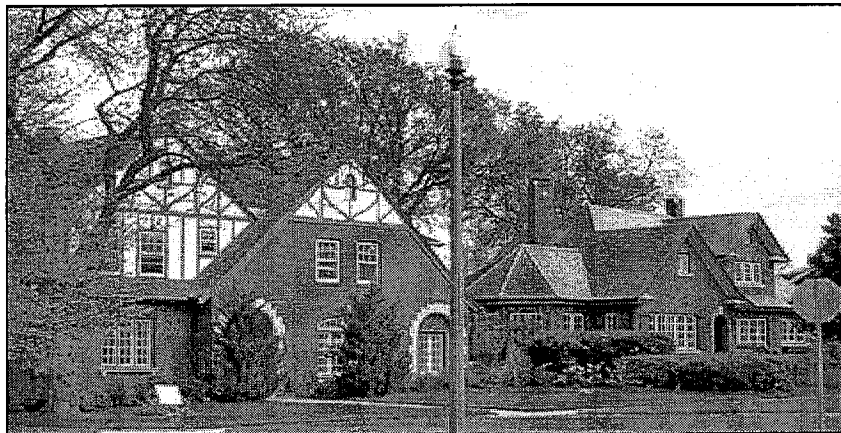
Section 11.1 of SDCL 1-19A requires a review on projects that "will encroach upon, damage, or destroy any historic property included in the national or state registers of historic places." The City of Rapid City has a Memorandum of Joint Powers Agreement (MOA) with the South Dakota State Office of History, which allows the City to investigate, review and comment on potential Adverse Effects on listed historic properties in Rapid City. This MOA requires that projects with potential Adverse Effects

must be submitted to the Office of History after the HPC has reviewed and commented on the projects. At the local level, this review process presents an opportunity for the Historic Preservation Commission to work with property owners to develop plans that protect and preserve historic resources.

LOCAL ORDINANCES

All Certified Local Governments (CLGs) in South Dakota adopt Chapter 1-19B as a local ordinance, which governs local activities and design review processes. In addition, many CLGs adopt local ordinances to assist in the protection of historic properties in their communities.

Rapid City currently does not have any local ordinance pertaining to historic preservation. As of April 2009, however, a committee has been appointed by the Mayor to study the creation of a locally designated historic district, a historic district commission, and a local ordinance aimed at providing protection for the historic resources in that district. If these actions are approved, information pertaining to them should be added to this document as an addendum.



Houses in the West Boulevard Historic District

PLAN FOR MANAGING AND PROTECTING HISTORIC RESOURCES

IDENTIFYING CONSIDERATIONS

At any given point in time, there may be a number of considerations that create challenges or opportunities to preserving historic resources. Public interest or apathy, the availability of funds and/or staff time, political support or opposition, and threats to resources affect the priorities for reaching preservation goals.

STAKEHOLDERS

The first step to identifying considerations is to identify *stakeholders*, or those people who are in a position to influence the outcomes or whose interests will be affected, either favorably or unfavorably, by historic preservation activities. This list includes, but is not limited to:

- Historic building owners and tenants
- Owners of buildings adjacent to historic buildings and structures
- West Boulevard Neighborhood Association
- Destination Rapid City
- Economic Development Partnership
- Rapid City Convention and Visitors Bureau
- Travel South Dakota
- Black Hills Badlands & Lakes Association of South Dakota
- Rapid City Chamber of Commerce
- Rapid City Council
- Pennington County Commissioners
- City of Rapid City departments and staff (including schools and library)
- Pennington County departments and staff
- State Historic Preservation Office
- South Dakota State Historical Society
- Realtors and real estate appraisers
- Developers and contractors
- Architects and designers
- Building materials suppliers
- Financial institutions
- Minnelusa Pioneer Museum
- The Journey Museum
- The Dahl Arts Center
- South Dakota School of Mines & Technology
- Ellsworth Air Force Base
- Camp Rapid/National Guard
- Bureau of Indian Affairs

- Native American organizations
- Railroad authorities
- SD Department of Transportation
- General population of the city and surrounding area

THREATS TO PRESERVATION

Identifying threats to preservation is the next step in identifying considerations. Threats may be either or both direct and indirect. This list includes, but is not limited to:

- Stakeholders
- Property owners
- Lack of understanding and appreciation of historic resources
- Lack of knowledge and appreciation of local history
- Lack of incentives for preservation
- Lack of enforcement for design review
- Lack of consistency in design review
- Limited education for HPC members and support staff
- Limited funding for preservation activities
- Missed opportunities to educate about preservation
- Perceived value of preservation
- Development pressures
- Weather and time
- Cultural trends

OPPORTUNITIES FOR PRESERVATION

The final step in identifying considerations is to identify opportunities for preservation. Opportunities are numerous and range from restoration or rehabilitation and reuse of historic buildings to educational and informational activities, to survey of historic properties, to listing properties on the National Register of Historic Places. The HPC identified the following opportunities:

- Public education, especially in schools
- Dissemination of information that promotes preservation
- Offering seminars for historic building owners
- Attending seminars for HPC and staff
- Obtaining grants to fund preservation activities
- Hold fundraisers to raise money for preservation activities
- Partner with philanthropists who support preservation activities
- Cooperate and coordinate with other community groups to promote preservation activities
- Identify and protect historic resources, especially those that are of the recent past and may be at greater risk because their historic value is misunderstood

GOALS, OBJECTIVES AND PRIORITIES

The mission of the Rapid City HPC is to preserve the quality of life and natural environment of the community, and enhance the economic vitality and diversity of the community through preservation and restoration of historically and/or architecturally significant buildings and sites. To this end, the HPC has developed a number of goals and objectives.

During the process of discussing the goals, objectives and priorities for this document, the HPC decided not to prioritize the goals or objectives as part of this document. As part of a yearly work plan, the HPC will revisit these goals and objectives, and based on current needs and issues, will prioritize the goals and/or objectives as needed.

The HPC strongly believes that increasing awareness and understanding of historic preservation is the key to the success of all the goals and objectives. Whenever possible, the opportunity to educate and inform will be incorporated into activities designed to address the goals and objectives.

It is probable that the HPC will pursue simultaneously several preservation activities aimed at achieving the objectives that follow. It is also possible that there may be years that some goals and/or objectives are not included in the annual work plan. Because a variety of factors can affect the focus of the HPC's work from year to year, regular evaluation of the goals, objectives and yearly priorities is recommended.

The goals and objectives as defined by the HPC are:

Goal A: Continue Survey and Inventory Efforts

- Objectives:
1. Update historic contexts documents
 2. Update old surveys
 3. Identify and prioritize geographic areas to survey
 4. Identify and prioritize specific resource types to survey
 5. Secure funding to conduct surveys
 6. Develop and implement evaluation standards for surveyed resources
 7. Develop, maintain and update list of threatened resources

Goal B: Protect Resources through National Register, State Register, and Local Register Listings

- Objectives:
1. Update existing districts as necessary
 2. Identify potentially eligible districts and individual resources
 3. Encourage and assist property owners in pursuing listings
 4. Secure funding to nominate districts or multiple-property groups

Goal C: Strengthen and Maintain the Protection Aspects of the Historic Preservation Program

- Objectives:
1. Develop and implement preservation ordinance(s) for listed resources
 2. Develop design guidelines
 3. Improve design review processes
 4. Develop a façade protection ordinance
 5. Encourage transfer of historic easements
 6. Seek code modifications that would enhance preservation efforts

Goal D: Provide Education and Outreach to the Community

- Objectives:
1. Develop and implement Historic Preservation Month activities
 2. Establish a heritage education program for use in local schools
 3. Expand library of historic preservation materials
 4. Identify local events and activities where HPC can distribute information
 5. Identify potential preservation partners and provide outreach to them
 6. Work in partnership with others to develop educational and informational programs
 7. Sponsor workshops and seminars for owners of historic properties, such as rehabilitation workshops
 8. Update brochures and interpretive signs as necessary
 9. Obtain and provide regular self-education for the HPC members
 10. Seek and secure funding to support education and outreach efforts

Goal E: Develop Public Support for Historic Preservation

- Objectives:
1. Develop and implement strategic partnerships and networking to enhance existing preservation efforts
 2. Provide outreach to city council, significant persons, organizations, and businesses that may have an interest in how Rapid City's historic resources contribute to the overall quality of life in the community
 3. Increase visibility of the HPC and preservation-related activities
 4. Provide recognition for successful preservation efforts
 5. Develop and implement activities that emphasize the positive aspects of living or working in a historic district

Goal F: Develop and Offer Incentives to Property Owners Interested in Preserving Historic Resources

- Objectives:
1. Encourage the use of federal tax credits and state tax moratorium programs, Preserve South Dakota's low-interest loan and façade easement programs, and the Deadwood grant program

2. Investigate ways to develop local funding opportunities through grants and loans, including the use of Community Development Block Grants (CDBG) for preservation-related activities
3. Develop and offer a directory of skills craftspersons and consultants that can provide technical support and assistance in preparing National Register nominations and restoring or rehabilitating historic properties
4. Identify potential sources and secure funding for ongoing HPC-sponsored projects

STRATEGIES FOR ACHIEVING OBJECTIVES

A strategic approach can be useful to historic preservation efforts. Identifying strategies that can help accomplish objectives will greatly facilitate the achievement of each goal. The following strategies that may help the Rapid City HPC achieve its objectives. These strategies include:

- *Networking:* Connect with/exchange ideas with other stakeholders
- *Partnerships:* Develop working relationships with other stakeholders
- *Piggybacking:* Work with others to disseminate information about preservation
- *Volunteers/Interns:* Solicit assistance for specific preservation projects
- *Grants:* Use grant funding when possible; be creative about matching funds
- *Repackaging:* Use existing documents and resources to create new tools for education and outreach
- *Coalitions:* Build coalitions to maximize efforts
- *Mentoring:* Connect new owners of historic properties with others who have restored or rehabbed their properties
- *Modeling:* Demonstrate preservation through active effort to restore/rehab publicly owned resources; nominate significant resources to local register and/or National Register

Although the HPC is encouraged to evaluate which of these strategies might work best for a chosen situation, the use of partnerships, volunteers/interns, mentoring and modeling may work well toward achieving some of the goals and objectives outlined in this section.

INTEGRATION

Because many agencies and organizations prepare plans that may have an impact on historic resources, it is important to understand what these groups envision for a property. Coordinating efforts may help the Rapid City HPC to alleviate redundancy and avoid duplication of planning measures already in effect. To maximize the value invested in preservation efforts, it is important to understand how this document and future preservation planning efforts can connect with other plans and other contexts. This section of this document looks at other plans and contexts that may have a bearing on local preservation planning and efforts. In addition, recommendations for future related studies help lay the groundwork for future work.

CONNECTIONS WITH OTHER PLANS

The City of Rapid City has developed a number of plans, subject to periodic review, that may interface with historic resources in the community and this Comprehensive Preservation Plan. These plans include, but are not limited to, the Community Development Consolidated Plans and Annual Action Plans, land-use plans, transportation plans, and plans relating to parks and recreation and public works.

Specific resources, such as historic bridges, may be included in various plans, such as transportation plans developed by the SD Department of Transportation or improvement plans developed by the railroad authorities. When maintenance or improvement projects may affect local historic resources, efforts should be made to coordinate between the City of Rapid City, the State Historic Preservation Office and other involved agencies.

CONNECTIONS WITH STATEWIDE HISTORICAL CONTEXTS

There are several statewide historical contexts that may overlap geographically and thematically with this Comprehensive Preservation Plan. These include the following:

- Architectural History in South Dakota
- Architecture of Finnish Settlement in South Dakota
- Black Hills Mining Resources
- Churches in South Dakota
- County Courthouses of South Dakota
- Federal Relief Construction in South Dakota, 1929-1941
- Historic Bridges of South Dakota
- Indian Housing in South Dakota
- Lustron Houses in South Dakota
- Post-World War II Architecture in South Dakota
- Schools in South Dakota
- South Dakota's Railroads

As additional statewide contexts are developed, the HPC should review their connections to the historic resources in Rapid City.

FUTURE STUDIES

The process of preserving historic resources is a dynamic one. The goals, objectives and strategies set forth in this document will change with time. Consequently, updating this material on a regular basis should be built into the City's overall preservation effort.

Although this document has identified key contexts and associated resource types that may have contributed to the historical development of Rapid City, the document, by limits of its own definition, is meant to be a general overview. Certain historic themes and resource types deserve more intensive study. Of interest might be several thematic studies, such as schools, cultural landscapes, post-World War II development, and buildings designed by prominent architects working locally and statewide.



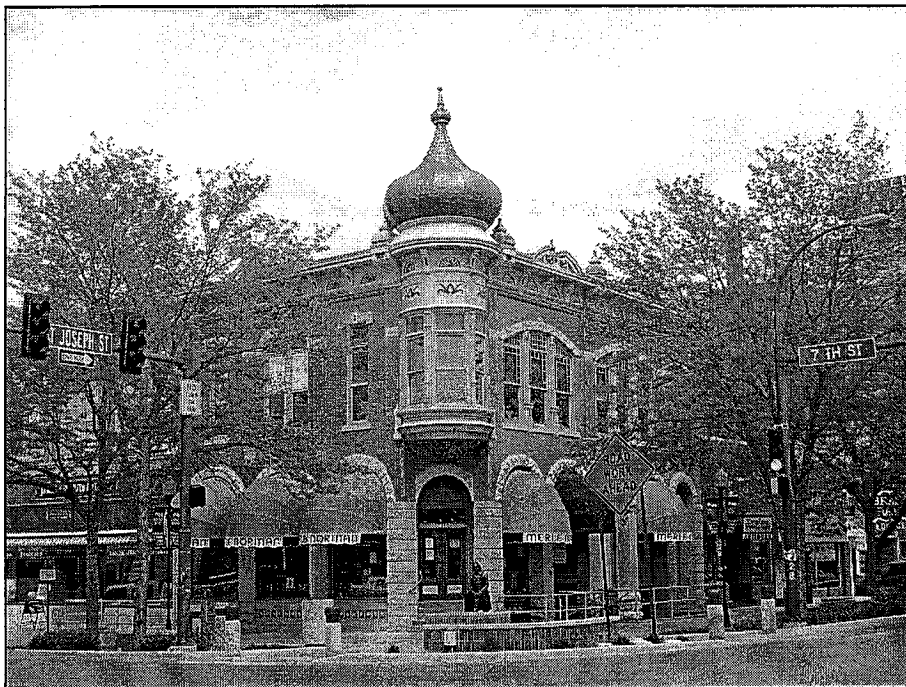
First National Bank Building
Downtown Commercial Historic District

CONCLUSION

This plan is designed to establish a framework in which to carry out the Rapid City Historic Preservation Commission's goals and objectives and to identify strategies by which the HPC can identify, protect and manage the community's historic resources. It should be viewed as a working document for the Commission.

It should be noted, however, that while this plan is comprehensive in nature, it is not intended to be conclusive or exhaustive. The work of the HPC is continually evolving, depending on the preservation needs from time to time, and this plan is intended to reflect the flexibility necessary for the commission to be successful in addressing community preservation issues over the course of the next few years.

The responsibility of protecting and managing historic resources in the community ultimately lies with the community in general. It is the work of the HPC, however, to ensure that the community is able to achieve this. To maximize the effectiveness of the efforts of the commission, it is recommended that this plan be formally adopted and integrated into the City's master planning efforts. This action will help legitimize preservation in Rapid City as a vital part of planning for the community's future by preserving and protecting important resources from its past.



Buell Building
Downtown Commercial Historic District

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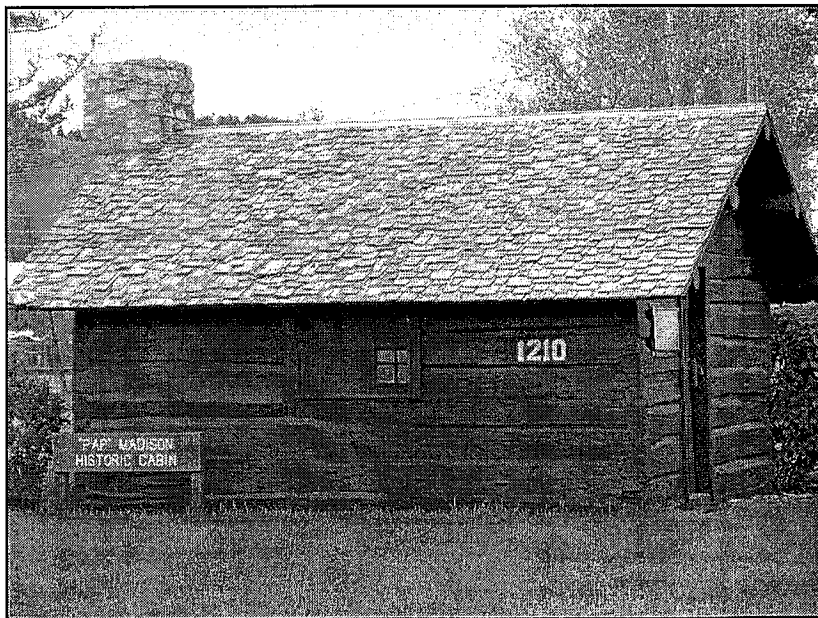
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"Pap" Madison Cabin
Halley Park

APPENDICES

APPENDIX A

GLOSSARY OF TERMS AND ABBREVIATIONS

Historic Preservation: Generally refers to a variety of activities (including preservation, restoration, rehabilitation, adaptive use, and reconstruction, as well as related activities) that are employed to manage and protect the historic resources within a community.

Historic: Generally refers to a resource that is at least 50 years of age, is significant in history, and retains sufficient integrity to convey that significance.

Preservation (and Conservation): The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which make possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished buildings, structure, or object, or a part thereof, as it appeared at a specific period of time.

Renovation (or Remodel): The modernization of an old or historic building that may produce inappropriate alterations or elimination of important features and details.

Stabilization: The act or process of applying measures designed to re-establish a weather-resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at the present.

Demolition by Neglect: The destruction of a building caused by abandonment or lack of maintenance.

Adaptive Use (or Adaptive Reuse): The process of converting a building to a use other than that for which it was designed. Such conversions are accomplished with varying degrees of appropriate alteration to the building.

Resource: A term used to describe things within the built environment that contributed to the overall fabric of the community. They include buildings, structures, objects, sites and districts.

Significant: Generally refers to something that is a token or has special meaning. There are four areas of significance commonly used in evaluating historic resources. They are: (1) significant events and patterns in history, (2) significant people in history, (3) significant architecture (including design, materials and workmanship) and engineering, and (4) significant prehistoric and historic archeology.



Rapid City Carnegie Library

APPENDIX B

HISTORIC SURVEY PROJECTS

The following is a list of Rapid City historic site surveys and the years they were conducted:

- North Rapid Survey 1982
- Canyon Lake Survey 1982
- Hotel Alex Johnson Survey 1989
- Geiger Study c.1980s
- Maple Street Bridge Survey 1989
- School of Mines Survey 1992
- Lustron Homes (3) 1992
- West Boulevard Expansion 1992
- West Boulevard Survey 1995
- RC Reconnaissance Survey
Historic Sites (RTI) 1995
- Brownfield Assessment Survey 2002
- Post-World War II Survey
(as part of statewide survey) 2007
- Hillcrest Terrace Survey 2009

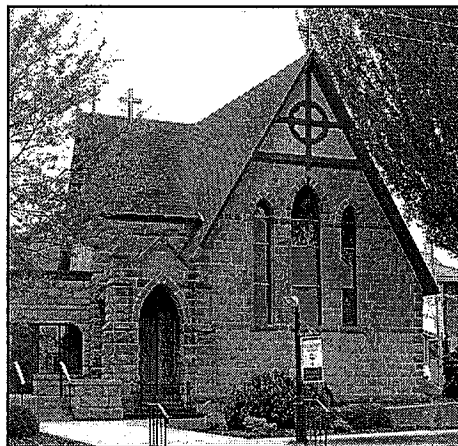
APPENDIX C

NATIONAL REGISTER PROPERTIES STATE REGISTER PROPERTIES

Property	Address	Date Listed	NR Criteria*
B.H. Model Home	2101 West Blvd.	2004	C
Casper Supply Co.	415 Main St.	2000	A, C
Cassidy House	4121 Canyon Lake Rd.	1999	A, C
Church of the Immaculate Conception	918 5 th St.	1975	A, C
Dean Motor Co.	329 Main St.	1995	C
Dinosaur Park	Skyline Drive	1990	A, C
Downtown Commercial Historic District		1974/1998	A, C
Emanuel Episcopal Church	717 Quincy St.	1975	C
Fairmont Creamery	201 Main St.	2006	A
Feigel House	328 E. New York St.	1998	B, C
First Congregational Church	715 Kansas City St.	1984	A, C
Gambrill Storage Bldg.	822 Main St.	1984	A, C
Holmes, Zack, House	818 St. James St.	1982	A, C
Madison, Pap, Cabin	Halley Park	2006	A, C
Milwaukee Road Freight House	306 7 th St.	1989	A
Motor Service Company	402 St. Joseph St.	1995	C

Nelson, Maurice, House	101 E. Quincy St.	1999	A, C
Nichols Funeral Home	832 St. Joseph St.	2003	C
Pennington County Courthouse	301 St. Joseph St.	1976	A, C
Quinn, Michael, House	728 6 th St.	1993	C
Rapid City Carnegie Library	604 Kansas City St.	1981	A, C
Rapid City Fruit Co.	320 7 th St.	1994	A
Rapid City Garage	827-829 Main St.	1984	A
Rapid City Historical Museum	515 West Boulevard	1988	C
Rapid City Laundry	312 Main St.	1995	C
Shaw, Glen, House	803 West St.	2002	C
Swander Bakery Bldg.	601 12 th St.	2001	A
West Boulevard Historic District		1974/1998	C

*The National Register criteria are explained on page 4 of this document.



Emanuel Episcopal Church

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 2007 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 Historical Preservation Center, and private donations.

City funding is typically in the form of staff support. The City of Rapid City provides support through staff assistance. In 2007 staff assistance was provided to the Commission through two main positions: Planner II and Administrative Secretary. Additional staff support was provided by the Growth Management Director, Development Service Center Coordinator, Community Planning Coordinator, and Administrative Assistant. In 2007, 688 hours of staff time were dedicated to Historic Preservation Commission support by the Growth Management Department. This equates to an estimated \$21,563.53 in staff support.

In 2007, 353.25 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 \$4,044.98 in Commission support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2007/2008 Federal grant support in the amount of \$8,500.00 was directed to the following projects:

\$275.00	Membership
\$1,225.00	Postage, Notices, Printing, Program Administration
\$1,500.00	Workshop/Education Materials
\$1,700.00	Laptop Computer / Printer
\$300.00	Portable Table top lecterns
\$3,500.00	Preservation Ordinance Education/Promotion

Supplement support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2007/2008 supplemental support in the amount of \$4,450.00 was directed to the following projects:

\$1,000.00	Computer Software
\$3,000.00	Data Projector
\$350.00	Portable Projector Screen
\$100.00	Historic Preservation Books

No private donations were received by the Rapid City Historic Preservation Commission during 2007.

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 2007, 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
Norman Nelson Vice Chairperson	Printing	December 2009
Pat Roseland Secretary	Medical - Nursing	December 2008
Duane Baumgartner	Arts	December 2010
Michael Bender	Landscape Architecture	December 2010
Vacant		December 2009
Jean Kessloff	Medical - Finance	December 2008
Dan Senftner	Downtown Business Owner	December 2010
Scott Sogge	Restoration Contractor	December 2008
Richard Baumann	Downtown Business Owner	December 2009

2007 Vacancies: Halterman did not receive reappointment; Baumann was appointed to complete the unexpired term. Kerst resigned; the unexpired term remained vacant at year end.

2007 Term reappointment: Nelson, Kerst, Baumann and Loeschke were reappointed to the Commission with terms expiring December, 2009; Baumgartner, Bender and Senftner were reappointed to the Commission with terms expiring December, 2010.

GOALS OF THE HISTORIC PRESERVATION COMMISSION

In 2007, the Rapid City Historic Preservation Commission reviewed and reaffirmed the goals and objectives established for 2006. To support and secure the continuing advancement of historic preservation in the City of Rapid City the Commission formulated the following goals for 2007 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

2007 OBJECTIVES

Many of the 2007 goals are ongoing and will continue to be pursued in 2008 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 2007.

- 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

2007 PROJECTS

The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2007.

YEAR 2007 BLACK HILLS HOME SHOW BOOTH Historic Preservation Commission

For a seventh year the Rapid City Historic Preservation Commission staffed a booth at the Black Hills Home Show from March 30, 2007 through April 1, 2007. This event satisfied the "public workshop" requirement of the Year 2006/2007 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 2008 Black Hills Home Show.

The Historic Preservation Commission partnered with the State Office of History to host the 2007 Home Show booth. A variety of information was disseminated at the event 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 2006/2007 CLG grant funds were used to assist in paying for the booth space.

The Historic Preservation Commission again partnered with the State Office of History and secured two adjoining booths for the 2008 Black Hills Home Show. The additional space will be again utilized to expand the Historic Preservation materials and displays, including a power point presentation. Year 2007/2008 CLG Grant funds and State Office of History funds were used to assist in paying for the 2008 booth space.

YEAR 2007 HISTORIC PRESERVATION COMMISSION
HISTORIC PRESERVATION MONTH
Historic Preservation Commission - Jean Oleson-Kessloff

The Rapid City Historic Preservation Commission, in May of 2007, celebrated Historic Preservation Month with an aggressive month long schedule of activities focused on the downtown area. The theme for National Preservation Month was "Making Preservation Work". The commission added to that theme with "Rediscover Historic Downtown Rapid City". The media was present at the City-School Administration Building lobby, May 1, for the kick-off of the month's activities with a proclamation by the mayor along with an invitation to view South Dakota State Historic Society's traveling exhibit, *Properties of History: Exploring South Dakota's Historic Places*, displayed in the lobby of the building.

The commission, in partnership with the Rapid City Public Library, held an oral history program featuring local historians as well as a "treasure hunt" involving Rapid City's downtown architecturally and historically significant buildings. Local merchants decorated their windows with vintage items and vintage photographs that showed how their buildings looked in early Rapid City. The Elks Theater sponsored a free showing of The One and Only Genuine Original Family Band

Volunteers gave free seminars on topics such as historic landscapes, cemeteries and archeology. The Dahl Fine Arts Center was the setting for KOLC Television's Cultural Forum about the history and future of the Rapid City Indian School. The National Guard Camp as well as Ellsworth Air Force Base participated with programs about their place in Rapid City's history. Two buildings, restored for adaptive reuse, were open to the public with presentations by the owners as well as a presentation at Trinity Lutheran Church about its architecture and South Dakota architect, Harold Spitznagel.

The commission was fortunate that other activities, independent of the commission's, had been planned for May that brought awareness to the preservation of the natural environment as well, such as the dedication of Chuck Lien Family Park and Skyline Drive Wilderness Area.

**YEAR 2007 HISTORIC PRESERVATION COMMISSION
PRESERVATION ORDINANCE**

Historic Preservation Commission – Bill Kessloff

The Preservation Commission in 2007 continued to move forward in its efforts to adopt a new preservation ordinance. Bill Kessloff, ex-officio member of the commission, was named chairperson. Four different drafts were created with the same goals in mind.

- 1) to preserve our existing historic districts by minimizing the number of non-contributing structures being added each year;
- 2) to streamline the existing process while creating more local control;
- 3) to be sure that South Dakota Codify Law per 19-B was followed; and,
- 4) to minimize addition cost.

With each draft came refinements and clarity. Mr. Joel Landeen, Assistant City Attorney, was a major contributor and Karen Bulman, Planner II, Growth Management Department was very helpful. Frank Gilbert, National Trust Attorney, through a grant received by the State Historic Preservation Office (SHPO) and permission of the Rapid City Council (2006) was a major contributor during the entire process.

In 2008, comments will be solicited from the community.

**YEAR 2007 HISTORIC PRESERVATION COMMISSION
LAPTOP COMPUTER/PRINTER
DATA PROJECTOR/CARRY CASE
PORTABLE PROJECTION SCREEN
Historic Preservation Commission**

During 2007, the Historic Preservation Commission purchased a new Laptop Computer, Data Projector with carry case, portable projection screen and Printer for special projects.

A power point presentation, an extensive library of local historic photographs, and information on local historic preservation will be placed on the computer to be used by the Commission members for presentation to civic groups and property owners.

Additionally the continual loop power point presentation will be shown during the 2008 Black Hills Home Show providing the benefits of historic preservation to a greatly expanded and varied audience. This presentation will utilize the laptop, data projector and project screen.

**YEAR 2007 HISTORIC PRESERVATION COMMISSION
PORTABLE LECTERNS
Historic Preservation Commission**

During 2007, the Historic Preservation Commission purchased two portable lecterns for special projects.

The table top lecterns will be utilized to display the historic photograph albums when presenting information at the Black Hills Home Show, at workshop and seminars.

YEAR 2007 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 of Agreement.

During 2007, the Commission reviewed 18 Residential and 40 Commercial separate 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 "A" summarizes the 58 SDCL 11.1 Review requests addressed by the Commission during 2007. 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 Nelson provides representation to the Downtown Historic Sign Board. During 2007, the Downtown Historic Sign Board reviewed 36 sign applications. Information on these applications is also provided in Appendix "A".

YEAR 2007 INDIVIDUAL NOMINATION REQUESTS
Historic Preservation Commission

No Individual Nominations requests were presented during 2007.

MEETINGS AND ATTENDANCE

Twenty-five (25) regular meetings and one (1) special meeting of the Rapid City Historic Preservation Commission were held in 2007. 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 2007 meeting minutes are enclosed in the Appendix "B" of this report. The complete set of the 2007 meeting minutes are available on-line at the following web address:

<http://www.rcgov.org/planning/committeeminutes/hpc/hpccover.htm>

	Baumann*	Baumberger	Bender	Halterman*	Kerst*	Kessloff	Loeschke	Nelson	Roseland	Seftner	Sogge
1/5/07		x	x	x	x	x	x	x	x	x	x
1/19/07		x		x	x	x	x	x	x		x
2/2/07		x	x	x	x	x	x	x	x	x	x
2/9/07		x	x	x	x	x	x	x	x	x	
2/16/07		x		x	x	x	x	x	x	x	x
3/2/07		x			x	x	x	x	x	x	x
3/16/07		x			x	x	x	x	x	x	
3/30/07		x	x	x		x	x	x			
4/20/07		x	x	x	x	x	x	x	x	x	x
5/4/07		x		x	x	x	x	x	x	x	
5/11/07		x			x	x		x	x	x	
5/18/07		x	x	x	x	x	x	x	x		x
6/1/07		x	x		x		x	x	x	x	
6/15/07		x	x	x	x	x		x	x	x	x
7/6/07	x	x			x	x	x	x	x	x	
7/19/07	x	x			x		x	x		x	x
8/3/07	x	x	x		x	x	x	x	x		x
8/17/07	x	x	x		x	x		x	x	x	
9/7/07	x	x	x		x	x	x	x	x	x	x
9/21/07		x			x	x	x	x	x	x	x
10/5/07	x	x			x	x		x	x	x	
10/19/07		x	x		x	x		x	x	x	
11/2/07		x			x	x	x	x			x
11/16/07	x	x				x	x	x	x	x	
12/7/07		x			x	x	x	x	x	x	x
12/21/07		x				x	x	x	x	x	

*During 2007, Commission member Haltermann did not receive appointment, Kerst resigned and the unexpired term remained vacant at year end and Baumann was appointed to Haltermann's unexpired term.

APPENDIX “A”

SDCL 11.1 Reviews

APPENDIX “B”

2007 Commission Minutes

<http://www.rcgov.org/planning/committeeminutes/hpc/hpccover.htm>

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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 Historical Preservation Center, and private donations.

City funding is typically in the form of staff support. The City of Rapid City provides support through staff assistance. In 2008 staff assistance was provided to the Commission through three positions: Planner II, Administrative Assistant and Administrative Secretary. In 2008, 353.50 hours of staff time were dedicated to Historic Preservation Commission support by the Growth Management Department. This equates to an estimated \$10,564.62 in staff support. In 2005, 228.25 hours of Commission time was dedicated to Historic Preservation Commission support by the Commission members. This equates to an estimated \$2,408.38 in Commission support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2005/2006 Federal grant support in the amount of \$10,200.00 was directed to the following projects:

\$275.00	Membership
\$1,225.00	Postage, Notices, Printing, Program Administration
\$1,700.00	Workshop/Education Materials
\$2,000.00	Assessment Project
\$5,000.00	Walking Tour Project

No private donations were received by the Rapid City Historic Preservation Commission during 2005.

COMMISSION MEMBERSHIP

By ordinance the Commission is to be 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 2005, their roles on the Commission and professional interests are as follows:

<u>Member</u>	<u>Professional Interest</u>	<u>Term of Office</u>
Pat Roseland Chairperson	Medical - Nursing	December, 2005
Norman Nelson Vice Chairperson	Printing	December 2006
Dennis Halterman Secretary	Entrepreneur - Downtown Business Owner	December, 2006
Michael Bender	Landscape Architecture	December, 2007
Carol Reed-Brown	Marketing	December, 2005
Duane Baumgartner	Arts	December, 2007
Jean Kessloff	Medical - Finance	December, 2005
Adrienne Kerst	Anthropology / Archaeology	December, 2006
Kenneth Loeschke	Engineering	December, 2006
Ali DeMersseman	Training and Employment	December, 2007

Terms of Commission members Reed-Brown, Roseland and Kessloff expired December, 2005. The City Council reappointed Commission members Roseland and Kessloff on December 20, 2005 to three year terms expiring in December, 2008. Commission member Reed-Brown resigned her position on February 15, 2006.

GOALS OF THE HISTORIC PRESERVATION COMMISSION

In 2006, the Rapid City Historic Preservation Commission reviewed and reaffirmed the goals and objectives established for 2005. To support and secure the continuing advancement of historic preservation in the City of Rapid City the Commission formulated the following goals for 2006 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

2006 OBJECTIVES

Many of the 2006 goals are ongoing and will continue to be pursued in 2007 and future years. Therefore, the ten goals listed earlier remain the principal goals of the City of Rapid City Historic Preservation Commission. To satisfy these goals, the following objectives were established for 2006.

- 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

2005 PROJECTS

The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2005.

GEOGRAPHIC INFORMATION SYSTEM MAP LAYERS

Karen Bulman, Project Coordinator

During 2005 the Rapid City Historic Preservation Commission contracted with RamCad for the purpose of providing the community with map layers of the West Boulevard and Downtown Historic Districts and individually nominated properties for incorporation into the City's Geographic Information System. The map layers provide accurate information regarding the contributing and non-contributing structures within the Districts, the District boundary lines, and boundary lines of the environs of the Districts and individually listed properties.

Information provided in the final map layers includes: 1) actual boundaries of the West Boulevard and Downtown Historic Districts; 2) the environs of the West Boulevard and Downtown Historic Districts; 3) the boundaries and environs for individually listed properties; 4) digitized structures for the individually listed properties; and, 5) identification of the contributing and non-contributing structures within the two established Historic Districts.

The final product provided map layers which have been incorporated into the City's Geographic Information System and is available for use by the general public via the RapidMap internet program. Additionally hard copy maps of the West Boulevard (Exhibit 1) and the Downtown (Exhibit 2) Historic Districts were also provided.

Funding for the Historic District Resurvey project (\$2,500.00) and the GIS Database project (\$5,000.00) were combined to fund the Geographic Information System Map Layers Project. The Geographic Information System Map Layers Project was completed in June, 2005.

YEAR 2005 BLACK HILLS HOME SHOW BOOTH

Historic Preservation Commission

For a fifth year the Rapid City Historic Preservation Commission, in conjunction with the South Dakota State Office of History, staffed a booth at the Black Hills Home Show from March 31 through April 2, 2005. This event satisfied the "public workshop" requirement of the Year 2005/2006 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 2006 Black Hills Home Show.

The Historic Preservation Commission again partnered with the State Office of History to host the 2005 Home Show booth. A variety of information was disseminated at the event 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 2005/2006 CLG grant funds were used to assist in paying for the booth space.

YEAR 2005 11.1 REVIEW APPLICATIONS

Historic Preservation Commission

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

During 2005 the Commission reviewed twenty-six Residential and thirty-seven Commercial individual 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 11.1 Review Report provided in Appendix "A" summarizes the sixty-three 11.1 Review requests addressed by the Commission during 2005. Included in the report is the formal action taken by the Commission and their determination of adverse or non-adverse impact.

Additionally it should be noted that 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 of Agreement. Commission member Nelson provides representation to the Downtown Historic Sign Board. During 2005 the Downtown Historic Sign Board reviewed ninety-seven sign applications. Information on these applications is also provided in Appendix "A".

YEAR 2005 INDIVIDUAL NOMINATION REQUESTS
Historic Preservation Commission

During 2005 the Commission reviewed and recommended approval of the National Register of Historic Places nomination for the property located at 201 Main Street, also known as the Fairmont Creamery Company Building.

MEETINGS AND ATTENDANCE

Twenty-three (23) regular meetings and one (1) special meeting of the Rapid City Historic Preservation Commission were held in 2005. 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 2005 meeting minutes are enclosed in the Appendix "B" of this report.

Date	Baumgartner	Bender	DeMersseman	Halterman	Kerst	Kessloff	Loeschke	Nelson	Reed-Brown	Roseland	Altman*
01/07/05	x		x	x		x	x	x	x		
01/21/05	x		x	x			x	x	x	x	
02/04/05	x	x	x	x		x		x		x	
02/18/05	x	x	x	x		x	x	x	x	x	
03/04/05	x		x	x		x		x	x	x	
03/18/05	x	x	x	x		x	x	x			x
04/01/05	x		x	x			x	x	x	x	
04/15/05	x	x	x	x		x	x		x	x	
05/06/05	x	x	x			x		x		x	
05/20/05	x	x	x				x	x	x	x	
06/03/05	x	x	x	x		x	x	x		x	
06/17/05	x	x	x			x	x		x	x	
06/22/05	x	x	x			x		x	x	x	
07/01/05	x	x	x			x		x	x	x	
07/15/05	x		x			x	x		x	x	
08/15/05	x		x	x	x	x	x	x	x	x	
08/19/05	x	x	x	x	x		x	x	x		
09/02/05	x	x	x	x	x	x	x	x		x	
09/16/05	x		x	x	x	x		x	x	x	
10/21/05	x		x	x	x	x		x		x	
11/04/05	x	x	x	x	x	x	x	x			
11/18/05	x			x	x	x	x	x		x	
12/02/05	x		x	x	x	x	x	x		x	
12/16/05	x	x	x		x		x	x		x	

*Commission member Altman resigned his position during 2005.

APPENDIX

A

APPENDIX

B

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”

Rapid City Historic Preservation Commission



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.

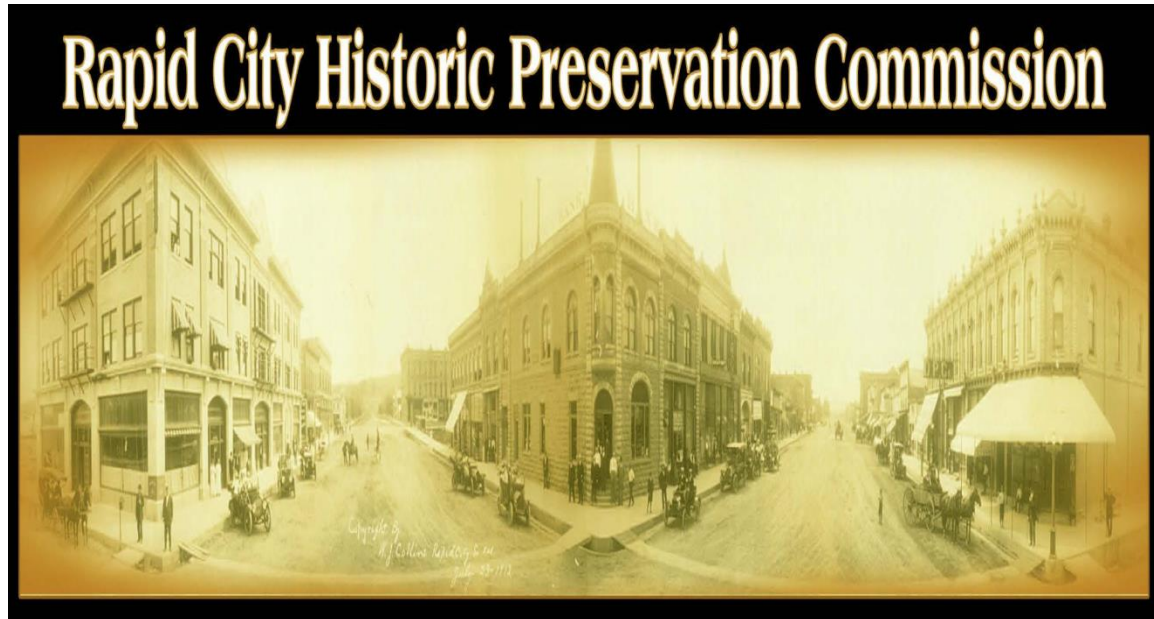
The old Boland corner, Seventh and St. Joe, is the site of the Windsor Block. Built in 1886 and named for an unknown investor, the planned three-story hotel became two-stories, with Reeves Department Store on the street level and rented rooms on the upper. According to local lore, the basement served 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”

Rapid City Historic Preservation Commission



11.1 Review Applications

APPENDIX “D”

Rapid City Historic Preservation Commission



2009 Meeting Minutes

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 2010 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 2010 staff assistance was provided to the Commission through three main positions: Planner II, Administrative Assistant, and Growth Management Director. In 2010, 600.5 hours of staff time were dedicated to Historic Preservation Commission support by the Growth Management Department. This equates to an estimated \$22,637.03 in staff support.

In 2010, 909.75 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 \$9,439.84 in Commission support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2010/2011 Federal grant support in the amount of \$10,000.00 was directed to the following projects:

\$275.00	Membership
\$1,500.00	Postage, Notices, Printing, Program Administration
\$2,225.00	Workshop/Education Materials
\$6,000.00	Design Guidelines

No private donations were received by the Rapid City Historic Preservation Commission during 2010.

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 2010, their roles on the Commission and professional interests are as follows:

<u>Member</u>	<u>Professional Interest</u>	<u>Term of Office</u>
Pat Roseland Chairperson	Medical	December 2011
Duane Baumgartner	Arts	December 2010
Michael Bender	Landscape Architecture	December 2010
Jean Kessloff	Medical - Finance	December 2011
Scott Sogge Vice-Chairperson	Restoration Contractor	December 2011
Richard Grable	Finance-W.Blvd Business Owner	December 2012
Shawn Krull	Design/Construction Management	December 2012
Tamara Pier	Law	December 2012
Cynthia Matson	West Blvd Property Owner	December 2012
John Wagner (Resigned May 2010)	Law	May 2010
J. Eric James Secretary (Effective June 2010)	Academic - Education	December 2010

GOALS OF THE HISTORIC PRESERVATION COMMISSION

In 2010, the Rapid City Historic Preservation Commission reviewed and reaffirmed the goals and objectives established for 2009. To support and secure the continuing advancement of historic preservation in the City of Rapid City the Commission formulated the following goals for 2010 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 Design Guidelines for the West Boulevard Historic District.
- Execute thorough 11.1 Reviews of remodeling and demolition projects within the historic districts or their environs.
- Develop Incentive Program for Restoration

2010 OBJECTIVES

Many of the 2010 goals are ongoing and will continue to be pursued in 2011 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 2010.

- 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

2010 PROJECTS

The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2010.

YEAR 2010 HISTORIC PRESERVATION COMMISSION Historic Preservation Training for the Historic Preservation Commission

Following the approval in August 2009 of the updated Comprehensive Preservation Plan, the Rapid City Historic Preservation Commission conducted training sessions on historic preservation for commissioners and the public. On February 15, 2010, training was provided for the Historic Preservation Commission on the Commission's role, procedures, and current projects. The training 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.

On March 2, 2010, the public was invited to attend a training session on the adopted Historic Preservation Plan and the Secretary of Interior's Standards. A Secretary of Interior's Standards Slide Show presentation and historic hand-out materials were provided by Chris Nelson from the State Historic Preservation Office.

On March 3, 2010, the Historic Preservation Commission had a training session to discuss the priorities and work program identified in the Comprehensive Preservation Plan.

YEAR 2010 BLACK HILLS HOME SHOW BOOTH Historic Preservation Commission

For the tenth year the Rapid City Historic Preservation Commission staffed a booth at the Black Hills Home Show from March 26, 2010 through March 28, 2010. This event satisfied the “public workshop” requirement of the Year 2009/2010 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 2011 Black Hills Home Show.

The Historic Preservation Commission provided various historic photo displays in the booth dedicated to the history of Rapid City. In addition to the displays, children were given “The Valentine McGillicuddy Activity Book” that helped to acquaint them with this historic pioneer and his house located in Rapid City. (*See Appendix “A” for a copy of the Valentine McGillicuddy Activity Book*)

In addition to the historic photo display, the Historic Preservation Commission provided a variety of information at the 2010 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 2009/2010 CLG grant funds were used to assist in paying for the booth space.

The Historic Preservation Commission again secured two adjoining booths for the 2011 Black Hills Home Show. The additional space will be again utilized to expand the Historic Preservation materials and displays. Year 2010/2011 CLG Grant funds were utilized in paying for the 2011 booth space.

YEAR 2010 HISTORIC PRESERVATION COMMISSION
Historic Preservation Month
Historic Preservation Commission - Jean Oleson-Kessloff

Old is the New Green

"Old is the New Green" was the theme of the month long national celebration of Historic Preservation Month for 2010. The Rapid City Historic Preservation Commission celebrated Historic Preservation Month with two main events focusing on the year's theme, "*Old is the New Green*". The month's activities were kicked-off May 3rd at the Rapid City Council meeting by Mayor Alan Hanks. Mayor Hanks presented Norman E. Nelson preservation awards to the Pennington County Commission for their work on the preservation plan for the Pennington County Courthouse and to Loren and Roberta Symonds for the appropriate rehabilitation of their 1930's house.

The lobby of the city/school administration building was the site of a 10-foot long map of the railroad district, which included historic photographs of railroad related buildings, many of which are still here today and in adaptive re-use. This display was the most popular historic preservation month display to date.

In keeping with the railroad, the Elks Theatre sponsored the movie, "*The Harvey Girls*", based on the chain of Harvey House restaurants built along rail routes.

The lobby display and movie were a prelude to the first of the planned events, "Dinner in the Dining Car". Guests got the dining experience of a bygone era when traveling meant riding the train. A dining car was brought in especially for the event, courtesy of the Dakota, Minnesota and Eastern/Canadian Pacific Railroad. Volunteers gave pre-dining tours of the railroad district and diners were entertained with railroad related stories of the past.

Nationally known historic preservation consultant, Bob Yapp was the focus of the second planned event. Topics of the two-day seminar, for the Commission members and for the public, ranged from "*How to make your paint job last 12-15 year*" to "*Why fixing your old windows could be more energy efficient than installing replacement windows*".

The commission was fortunate that other area activities, independent of the commission's activities, had been planned for May that brought awareness to the preservation of the natural environment as well. The Fat Tire Festival was held on Skyline Drive and M Hill and the Eight Annual Deadwood Symposium focus on the effects of natural and man-made disasters.

National Historic Preservation Month 2010

Old Is the New Green

The Rapid City Historic Preservation Commission will join thousands of individuals around the country as part of the nationwide celebration of 2010 National Preservation Month in May. *"Old is the New Green"* 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 Greenest Building Is the One That Is Already Built

Rapid City has a wealth of historic buildings and this year's celebration includes tours of the city's surviving railroad related buildings that have been adapted to new uses.

Schedule of Events

The following is a schedule of the 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 3

Event: Historic Preservation Month Proclamation

Sponsor: Rapid City Historic Preservation Commission

Location: City/School Administration Building, 300 6th Street, Rapid City

Time: 7:00 p.m.

Admission: Free

Mayor Alan Hanks will proclaim May as Historic Preservation Month in Rapid City. Mayor Alan Hanks and the Rapid City Historic Preservation Commission will present the 2010 Norman E. Nelson Preservation Certificate of Appreciation awards to the Pennington County Commission for their work on creating a preservation plan as a part of the Master Plan for future courthouse renovations and to Loren and Roberta Symonds, for the appropriate rehabilitation of their 1930 house located in the West Boulevard Historic District.

May 3-May 31

Event: Rapid City Railroad History Display

Sponsor: Rapid City Historic Preservation Commission

Location: City/School Administration Building, 300 6th Street, Rapid City

Admission: Free

A display of vintage photographs depicting Rapid City's railroad history, including a 10-foot long map of the railroad district.

May 6

Event: Community Voices Lecture Series: Preserving Heirlooms

Location: Rapid City Public Library, 610 Quincy St.

Time: 6:30 p.m.

Admission: Free

State and local experts will discuss the preservation of family heirlooms and collectibles. Refreshments provided.

May 8

Event: Movie, "*The Harvey Girls* "

Sponsor: Elks Theatre

Location: 512 6th Street, Rapid City

Time: 4:00 p.m.

Admission: Free

This 1946 musical film, starring Judy Garland, won an Academy Award for Best Song, "On the Atchison, Topeka and the Santa Fe. Based on the 1942 novel by Samuel Hopkins Adams, the story follows the lives of a group of Harvey Girls, waitresses for Fred Harvey's chain of Harvey House restaurants.

May 8-16

Event: National Tourism Week

Contact: <http://www.visitrapidcity.com/>

National Tourism Week 2010 theme is *Travel Matters*.

May 9

Event: Capitol Restoration

Sponsor: South Dakota State Historical Society

Location: Cultural Heritage Center, 900 Governors Dr., Pierre

Time: 2 p.m.

Admission: Free

Restoration of the Capitol to its original grandeur began in 1976 and was completed in time for the state's centennial celebration in 1989. John Moison, formerly with the South Dakota Bureau of Administration, was the director of the restoration project. Moison will share stories about the project.

May 14-16

Event: Eight Annual Deadwood Historic Preservation Symposium

Sponsor: City of Deadwood

Location: 108 Sherman Street, Deadwood

Admission: Registration and fee required.

Contact: <http://www.cityofdeadwood.com/>

Scholars and professionals from South Dakota and the region discuss how floods, fires, blizzards, droughts and pestilence have influenced change in the Black Hills. Additionally, they will discuss how these disasters have affected communities in the area. Optional workshops available.

May 21-22

Event: Bob Yapp Preservation Workshops

Sponsor: The Rapid City Historic Preservation Commission

Location: The Journey Museum, Stan Adelstein Gallery, 222 New York Street, Rapid City

Admission: Free-registration required

Contact: http://www.rcgov.org/Growth-Management/hpc_preservationmonth.html/

Learn about preservation in your community from nationally known historic preservation consultant Bob Yapp. Topics range from how to make your paint job last 12-15 years to why fixing your old windows could be more energy efficient than installing replacement windows.

May 21-22

Event: Dinner in the Dining Car

Sponsor: Rapid City Historic Preservation Commission

Location: City/School Administration Building parking lot, 300 6th Street, Rapid City

Time: 6:00 p.m.

Admission: \$15.00-Reservations Required

Contact: http://www.rcgov.org/Growth-Management/hpc_preservationmonth.html/

All aboard for an evening of dining experience of a bygone era when traveling meant riding the train. Enjoy "*Dinner in the Dining Car*" in a dining car brought in especially for the event, courtesy of the Dakota, Minnesota and Eastern/Canadian Pacific Railroad. Tickets may be purchased for the dining car at the Windsor Block Grocery Company.

May 21-22

Event: Guided Tours, Rapid City Railroad History

Sponsor: Rapid City Historic Preservation Commission

Location: City/School Administration Building, 300 6th St., Rapid City

Time: 5:00 p.m., guides available through out the evening until 9:00 p.m.

Contact: http://www.rcgov.org/Growth-Management/hpc_preservationmonth.html/

Guided tours through Rapid City's historic railroad district give a glimpse of the city's railroad history.

May 28-31

Event: Black Hills Fat Tire Festival

Sponsor: City of Rapid City, Parks & Recreation/Black Hills Cycling Club

Admission: Registration and Fee required

Contact: <http://www.bhfattirefestival.com/>

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 Mickelson Trail, the 109-mile trail project and one of the most beautiful trails in the world. May is also bicycle awareness month.

Memorial Day-end of Labor Day Week

Event: Rapid City Trolley

Time: Mon.-Fri. 9:30 a.m.-5:30 p.m./Saturdays-Holidays 9:30-4:30

Admission: Adults \$20.00/Children 12 and under \$1.00/Honored citizen (60 years and over, disabled and Medicare card holders) \$1.00

Contact: <http://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.

**National Historic Preservation Month 2010
Schedule of Events**

**This year's theme
"Old Is the New Green"**

Sponsor: Elks Theatre

May 8 - Movie, *"The Harvey Girls"*
Location: Elks Theatre
Time: 4:00 p.m.
Admission: Free

Sponsor: Rapid City Historic Preservation Commission

May 3 - Historic Preservation Month Proclamation and Preservation Awards
Location: Council Chambers, City/School Administration Building, 300 6th Street, Rapid City
Time: 7:00 p.m.
Admission: Free

May 3-May 31 - Rapid City Railroad History Display

Location: Main Lobby, City/School Administration Building, 300 6th Street, Rapid City
Admission: Free

May 21-22 - Bob Yapp Preservation Workshops

Location: The Journey Museum, Stanford Adelstein Gallery, 222 New York Street, Rapid City
Admission: Free-registration requested – Contact: Sharlene Mitchell @ 394-4120

May 21-22 - Event: Dinner in the Dining Car

Location: Parking Lot, City/School Administration Building, 300 6th Street, Rapid City
Time: 6:00 p.m.
Admission: \$15.00-Reservations Required-seating limited
Tickets may be purchased at the Windsor Block Grocery Company

May 21-22 - Guided Tours, Rapid City Railroad History

Location: Parking Lot, City/School Administration Building, 300 6th St., Rapid City
Time: 5:00 p.m., guides available throughout the evening until 9:00 p.m.

Additional information available on-line at:

http://www.rcgov.org/Growth-Management/hpc_preservationmonth.html

2010 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, *"Old is the New Green"* is the theme for National Preservation Month 2010, by the National Trust for Historic Preservation.

NOW, THEREFORE, I Mayor Alan Hanks do proclaim May 2010, 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.

YEAR 2010 11.1 REVIEW APPLICATIONS

Historic Preservation Commission

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

During 2010, the Commission reviewed 21 Residential and 52 Commercial individual SDCL 11.1 Review applications. These applications included properties in the West Boulevard Historic District, the Downtown Historic District, individually listed properties and properties lying within the environs of the West Boulevard Historic District, the Downtown Historic District, and individually listed properties.

The SDCL 11.1 Review Report provided in Appendix "C" summarizes the 73 individual SDCL 11.1 Review requests addressed by the Commission during 2010. 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 Historic Sign Review Committee for disposition in accordance with the Joint Powers Agreement. Commission member Roseland provides representation to the Historic Sign Review Committee. During 2010, the Historic Sign Review Committee reviewed 33 sign applications. Information on these applications is also provided in Appendix "C".

During 2010, the Commission also reviewed the National Register Nomination for the Rapid City High School (Dakota Middle School).

YEAR 2010 INDIVIDUAL NOMINATION REQUESTS
Historic Preservation Commission

The Rapid City High School (aka Dakota Middle School), at 615 Columbus Street, Rapid City, South Dakota, was submitted for a National Register Nomination through the State Historic Preservation Office in 2009. The nomination process took place in early 2010, and the National Park Service, U. S. Department of the Interior, listed this property on the National Register of Historic Places on June 28, 2010.

MEETINGS AND ATTENDANCE

Twenty-four (24) regular meetings and four special meetings of the Rapid City Historic Preservation Commission were held in 2010. 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 2010 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>

Member	Roseland	Sogge	Baumgartner	Kessloff	Grable	Pier	Krull	Matson	James	Bender	Wagner
Meeting Date											
1/5/2010	x	x	x	x	x	x	x	x			x
1/15/2010	x		x	x	x		x	x			
2/5/2010	x	x	x	x	x	x				x	x
2/15/2010	x	x		x	x	x	x	x		x	
2/19/2010	x		x	x		x	x				x
3/2/2010	x	x	x	x	x	x	x	x		x	x
3/3/2010	x	x		x		x	x	x			x
3/5/2010	x	x	x	x	x	x	x	x			x
3/19/2010	x	x	x	x	x	x	x	x			x
4/6/2010	x	x	x	x	x		x	x			x
4/16/2010	x	x	x	x	x		x	x		x	
5/7/2010	x	x	x	x	x	x		x			x
5/21/2010	x	x	x	x		x	x				x
6/4/2010	x	x	x	x	x	x		x		x	
6/18/2010	x	x	x	x	x	x		x		x	
7/2/2010			x	x	x	x	x				
7/16/2010	x		x	x	x	x	x	x		x	
8/6/2010		x	x	x	x	x	x			x	
9/3/2010	x		x	x	x	x	x	x	x	x	
9/17/2010	x	x	x	x	x	x	x	x	x	x	
9/28/2010	x		x	x		x	x		x	x	
10/1/2010	x	x	x	x				x	x	x	
10/15/2010	x	x	x		x	x	x	x	x		
11/5/2010	x		x	x	x	x	x	x	x	x	
11/19/2010	x	x	x		x	x	x	x	x		
11/23/2010	x	x	x	x	x	x	x	x	x	x	
12/3/2010	x	x	x	x	x	x	x	x	x		
12/17/2010	x	x	x	x		x		x	x	x	

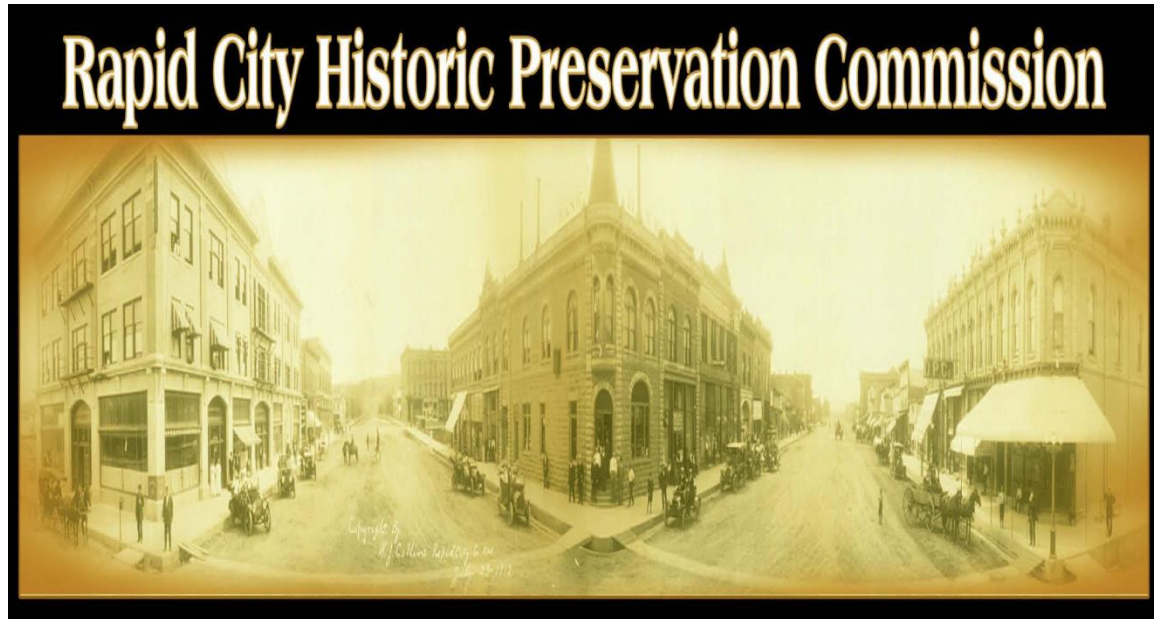
APPENDIX “A”

Rapid City Historic Preservation Commission



2010 Black Hills Home Show Booth

APPENDIX “B”



**Historic Preservation Training,
Historic Preservation Month, and Bob
Yapp Presentations**

HISTORIC PRESERVATION COMMISSION TRAINING

Three 2 hour sessions

Date/Times: February 15, March 2, and March 3 from 5:30 to 7:30 pm

<u>February 15, 2010</u>	<u>Session 1 – The Basics</u>
5:30 – 5:45	Purpose of the Commission and What is a CLG? – Karen Bulman
5:45 – 6:15	MOU and the 11.1 Review Process – Joel Landeen
6:15 – 6:45	Local District Study Commission – Marcia Elkins
6:45 – 7:00	Bylaws and Procedures/City Funding and State Grants – Marcia Elkins
7:00 – 7:15	Overview of Current Projects/Status of Grant – Karen Bulman
7:15 – 7:30	Questions/Discussion
 <u>March 2, 2010</u>	 <u>Session II – The Plan and the Standards</u>
5:30 – 6:00	Review of the Adopted Preservation Plan – Michelle Dennis
6:00 – 7:00	The Secretary of Interior's Standards Slide Show – Chris Nelson
7:00 – 7:30	Questions for the State Staff – Chris Nelson
 <u>March 3, 2010</u>	 <u>Session III – Moving Forward</u>
5:30 – 7:30	Discussion of Priorities and Work Program – Preservation Commission

The establishment of Historic Preservation Commissions is authorized by South Dakota Codified Law as defined in Chapter 1-19A and 1-19B. The Historic Preservation Commission (HPC) was established by ordinance in March 1975. Chapter 2.68 of the Rapid City Municipal Code defines the creation and duties of the HPC.

What is a CLG?

The National Historic Preservation Act (NHPA) of October 1966 sets forth programs to promote preservation including the National Register of Historic Places, the State Historic Preservation Office (SHPO), and the Certified Local Government (CLG) programs. The CLG program is a local, state and federal government partnership that provides technical assistance and small grants to local governments for historic preservation. CLG's are local governments with historic preservation programs that meet certain federal and state standards. Funds are appropriated annually by Congress and distributed from the Historic Preservation Fund, administered by the National Park Service and State Historic Preservation Offices. Each SHPO is required to reserve at least 10% of its federal allocation to distribute to CLGs. SHPOs set eligibility requirements and select projects annually. Grants can be used for such projects as: survey and planning studies, local ordinances, or public education.

The National Historic Preservation Act establishes a framework of minimum federal requirements for participation in the CLG program. CLGs are required to:

- Enforce appropriate legislation for the designation and protection of historic properties
- Establish and maintain a qualified historic preservation commission
- Maintain a system for identifying historic properties
- Provide for public participation in the local historic preservation program
- Perform other agreed upon functions delegated to it by its SHPO officer

Each SHPO expands on these requirements and can include requirements such as: local legislation, background of HPC members, frequency of commission meetings, or methods of public participation. SHPO generally requires the CLG to submit an annual report summarizing its activities and accomplishments. Every 3 years, SHPO conducts an evaluation of the CLG's performance. Typically, SHPOs provide training and an annual statewide CLG conference. SHPO solicits comment from the CLGs on projects in their communities which are reviewed under federal and state historic preservation law. Rapid City was awarded the status of Certified Local Government (CLG) under the Department of the Interior, National Park Service, in June 1986.

APPENDIX “C”

Rapid City Historic Preservation Commission



11.1 Review Applications

APPENDIX “D”

Rapid City Historic Preservation Commission



2010 Meeting Minutes

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 2011 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 Community Planning and Development Services 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 2011 staff assistance was provided to the Commission through two main positions: Planner II and Administrative Assistant. In 2011, 641.5 hours of staff time were dedicated to Historic Preservation Commission support by the Community Planning and Development Services Department. This equates to an estimated \$23,250.43 in staff support.

In 2011, 358.5 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 \$4,121.66 in Commission support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2011/2012 Federal grant support in the amount of \$16,000.00 was directed to the following projects:

\$275.00	Membership
\$1,500.00	Postage, Notices, Printing, Program Administration
\$2,225.00	Workshop/Education Materials
\$12,000.00	Design Guidelines

No private donations were received by the Rapid City Historic Preservation Commission during 2011.

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 2011, their roles on the Commission and professional interests are as follows:

<u>Member</u>	<u>Professional Interest</u>	<u>Term of Office</u>
Pat Roseland Chairperson	Medical	December 2011
Jean Kessloff	Medical - Finance	December 2011
Scott Sogge Vice-Chairperson	Restoration Contractor	December 2011
Richard Grable	Finance-W.Blvd Business Owner	December 2012
Shawn Krull	Design/Construction Management	December 2012
Tamara Pier	Law	December 2012
Cynthia Matson	West Blvd Property Owner	December 2012
J. Eric James Secretary	Academic - Education	December 2013
Duane Baumgartner	Arts	December 2013
Heather Knox	Law	December 2013

GOALS OF THE HISTORIC PRESERVATION COMMISSION

In 2011, the Rapid City Historic Preservation Commission reviewed and reaffirmed the goals and objectives established for 2010. To support and secure the continuing advancement of historic preservation in the City of Rapid City the Commission formulated the following goals for 2011 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 Design Guidelines for the West Boulevard Historic District.
- Execute thorough 11.1 Reviews of remodeling and demolition projects within the historic districts or their environs.
- Develop Incentive Program for Restoration

2011 OBJECTIVES

Many of the 2011 goals are ongoing and will continue to be pursued in 2012 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 2011.

- 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
- Continue with the Design Guidelines for the West Boulevard Historic District

2011 PROJECTS

The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2011.

YEAR 2011 HISTORIC PRESERVATION COMMISSION

In February, the Historic Preservation Commission met with a newly formed non-profit group called Historic Rapid City. Historic Rapid City was created to seek grants and tax deductible contributions for historic preservation and to provide architectural services. The meeting established ways that the two groups could work together to provide education and awareness of historic preservation in our community. Two members of the Historic Preservation Commission are members of Historic Rapid City.

The Historic Preservation Commission, with the continued perseverance of the chairman, Pat Roseland, completed the restoration of a two-sided antique clock with stained glass fronts, originally located on the First National Bank Building at 631 Main Street. The clock was restored through the help of Rosenbaum's Signs, The Clock Shop, and the current building owner. The dedication and re-installation of the clock on the building at 631 Main Street took place on May 21, 2011. A picture of the clock is included in this report.

The Historic Preservation Commission participated with the State Historic Preservation Office in drafting minor revisions within the Historic Preservation sections of the South Dakota Codified Law. The law, adopted in the 2011 Legislative session, provides consistency in reviewing projects between the State and the City.

Nore Winter and Company was selected for a multiple phase contract to provide Design Guidelines for the West Boulevard Historic Preservation District. A workshop was held in May 2011 to obtain input from the property owners. On June 14, 2011, the Historic Preservation Commission reviewed and approved the Outline for the Design Guidelines as Phase I of the project. The 2011-2012 CLG grant funds will provide draft guidelines as part of Phase II of the project. Phase III, the final adopted plans, will be requested as part of the 2012-2013 CLG Grant.

YEAR 2011 BLACK HILLS HOME SHOW BOOTH Historic Preservation Commission

For the eleventh year, the Rapid City Historic Preservation Commission staffed a booth at the Black Hills Home Show from March 25, 2011 through March 27, 2011. This event satisfied the "public workshop" requirement of the 2010/2011 CLG grant. The Home Show was considered to be a successful means of educating the general public on preservation issues and the Commission again elected to participate in the 2012 Black Hills Home Show.

The Historic Preservation Commission provided various historic photo displays in the booth dedicated to the history of Rapid City. An antique vehicle, donated by Scott Sogge of the Historic Preservation Commission, was on display and attracted the attention of Home Show visitors to the booth.

In addition to the historic photo display, the Historic Preservation Commission provided a variety of information at the 2011 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 2010/2011 CLG grant funds were used to assist in paying for the booth space.

The Historic Preservation Commission again secured two adjoining booths for the 2012 Black Hills Home Show. The additional space will be again utilized to expand the Historic Preservation materials and displays. Year 2011/2012 CLG Grant funds were utilized in paying for the 2012 booth space.

YEAR 2011 HISTORIC PRESERVATION COMMISSION Historic Preservation Month

"Celebrating America's Treasures" was the theme of the month long national celebration of Historic Preservation Month for 2011. The Rapid City Historic Preservation Commission celebrated Historic Preservation Month with a proclamation presented by Mayor Alan Hanks at the May 2, 2011 City Council meeting. In addition, Mayor Hanks presented the Norm Nelson Preservation Awards to ISIS Corporation for their preservation work on the Hotel Alex Johnson and to Fred Thurston, Architect, for his continued work in the field of historic preservation.

The media and public were invited to the May 21, 2011 dedication of the re-installation of the antique clock at the First National Bank building located at 631 Main Street.

The West Boulevard Design Guideline Workshop was held May 12, 2011, to coincide with the May Preservation Month. An overview of the project, along with some basic principles of preservation, was given by Nore Winter and Company. The attendees broke into groups to work on identifying key features and design issues for the West Boulevard District. Their visions for the neighborhood were submitted to Nore Winter to be compiled into an outline for the design guidelines. The Outline for the Design Guidelines was adopted by the Historic Preservation Commission on June 14, 2011 and acknowledged by the City Council on September 6, 2011. Information and the Guidelines are provided in Appendix "A".

2011 Preservation Month Proclamation

WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, 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, "*Celebrating America's Treasures*" is the theme for National Preservation Month 2011 by the National Trust for Historic Preservation.

NOW, THEREFORE, I Mayor Alan Hanks do proclaim May 2011, 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.

YEAR 2011 11.1 REVIEW APPLICATIONS

Historic Preservation Commission

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

During 2011, the Commission reviewed 35 Residential and 49 Commercial individual SDCL 11.1 Review applications. These applications included properties in the West Boulevard Historic District, the Downtown Historic District, Individually Listed Properties and properties lying within the environs of the West Boulevard Historic District, the Downtown Historic District, and Individually Listed Properties.

The SDCL 11.1 Review Report provided in Appendix "B" summarizes the 84 individual SDCL 11.1 Review requests addressed by the Commission during 2011. 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 Historic Sign Review Committee for disposition in accordance with the Joint Powers Agreement. Commission member Roseland provides representation to the Historic Sign Review Committee. During 2010, the Historic Sign Review Committee reviewed 40 sign applications. Information on these applications is also provided in Appendix "B".

MEETINGS AND ATTENDANCE

Twenty-three (23) regular meetings and two (2) special meetings of the Rapid City Historic Preservation Commission were held in 2011. 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 2011 meeting minutes are provided in Appendix "C" of this report and on-line at the following web address:

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

Member	Roseland	Sogge	Baumgartner	Kessloff	Grable	Pier	Krull	Matson	James	Knox
Meeting Date										
1/7/2011	x	x	x	x	x		x	x	x	
1/20/2011	x		x	x	x			x		
2/4/2011	x	x	x	x	x			x		x
2/18/2011		x	x	x	x		x		x	x
2/23/2011	x	x	x	x	x		x	x		
3/4/2011	x	x	x	x	x		x		x	x
3/18/2011	x	x	x	x	x		x	x		x
4/1/2011	x	x	x	x	x		x	x		x
4/15/2011	x	x	x	x	x	x	x	x	x	x
5/6/2011	x	x	x	x		x	x	x		x
5/20/2011	x		x	x	x				x	x
6/3/2011		x	x	x	x		x	x	x	
6/14/2011	x	x	x	x		x	x		x	
6/17/2011	x	x	x			x	x		x	x
7/1/2011			x	x		x	x	x	x	
7/15/2011	x	x	x	x	x	x	x	x	x	x
8/5/2011	x	x	x				x	x	x	
8/19/2011	x	x	x	x	x	x		x		x
9/2/2011	x		x	x	x		x	x	x	
9/16/2011	x	x	x	x			x	x	x	
10/7/2011	x	x	x	x	x			x	x	x
10/21/2011		x		x	x		x	x		
11/4/2011	x	x		x	x		x	x	x	x
11/18/2011				x	x		x	x	x	
12/16/2011	x	x		x	x		x	x		x

APPENDIX “A”

Rapid City Historic Preservation Commission



West Boulevard Historic District Design Guidelines

APPENDIX “B”

Rapid City Historic Preservation Commission



11.1 Review Applications

APPENDIX “C”

Rapid City Historic Preservation Commission



2011 Meeting Minutes

**HISTORIC PRESERVATION COMMISSION ANNUAL REPORT
2012**

PREFACE 2

MISSION STATEMENT 2

FUNDING 3

COMMISSION MEMBERSHIP 4

GOALS OF THE HISTORIC PRESERVATION COMMISSION 5

2012 OBJECTIVES 6

2012 PROJECTS 6

 YEAR 2012 HISTORIC PRESERVATION COMMISSION 6

 YEAR 2012 BLACK HILLS HOME SHOW BOOTH 8

 YEAR 2012 11.1 REVIEW APPLICATIONS 8

COMMISSION MEMBERS AND CITY STAFF DONATED SERVICE HOURS 10

APPENDIX A 11

APPENDIX B 12

APPENDIX C 13

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 2012 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 Community Planning and Development Services 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 Community Planning and Development Services Department provided 561 hours of staff support in 2012, utilizing three main positions: Planner II, Planner I, and Administrative Assistant. This equates to an estimated \$19,994.18 in staff support.

In 2012, Historic Preservation Commission members dedicated 412 hours of Historic Preservation Commission support. These hours included attending Historic Preservation Commission regular and special meetings, preparing for meetings by reviewing the agenda and 11.1 application documents, and participating in projects and workshops, including the Black Hills Home Show. This equates to an estimated \$7,337.10 in Commission member support.

Program support was received from the National Park Service through the South Dakota Historical Preservation Center. The 2012/2013 Federal grant support in the amount of \$24,410.00 was directed to the following projects:

Supplies/Program Administration	\$1,500.00
Membership	\$275.00
Workshop/Seminar	\$2,225.00
Design Guidelines	\$12,000.00
QR Codes	\$6,410.00
Preservation Training	\$2,000.00
Totals	<u>\$24,410.00</u>

The Rapid City Historic Preservation Commission received \$3,200 in private donations in 2012. Destination Rapid City donated \$1,200 for the QR Code Project and the Rapid City Area School District donated \$2,000 for the sale of chairs from the Dakota Middle School.

COMMISSION MEMBERSHIP

By ordinance the Commission is comprised of ten (10) members, each serving a three-year term. The membership of the Rapid City Historic Preservation Commission as of the end of 2012, their roles on the Commission and professional interests, are as follows:

<u>Member</u>	<u>Professional Interest</u>	<u>Term of Office</u>
Duane Baumgartner	Arts	December 2013
Michelle Dennis	Historic Preservation	December 2014
Richard Grable	Finance – W. Blvd Business Owner	December 2012
L. Eric James Vice-Chairperson	Academic – Education	December 2013
Jean Kessloff	Medical - Finance	December 2014
Heather C. Knox	Law	December 2013
Shawn Krull	Design/Construction Management	December 2012
Cynthia Matson Secretary	West Blvd Property Owner	December 2012
Pat Roseland Chairperson	Medical	December 2014
Gavin Williams	Construction Project Manager	December 2015

Rapid City Council Liaisons

Bonny Peterson

Ron Sasso

GOALS OF THE HISTORIC PRESERVATION COMMISSION

To support and secure the continuing advancement of historic preservation in the City of Rapid City, the Commission created the following principal goals and objectives 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 Design Guidelines for the West Boulevard Historic District.
- Execute thorough 11.1 Reviews of remodeling and demolition projects within the historic districts or their environs.
- Develop an Incentive Program for Restoration.

2012 OBJECTIVES

Many of the 2009 goals are ongoing and will continue to be pursued in 2012 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 2012.

- Heighten public awareness and interest concerning the community's historical resources and historic preservation in general.
- Provide historic education to the public through new technology.
- Conduct a preservation exhibit at the Black Hills Home Show and/or other events.
- Provide additional local training sessions on preservation techniques for the community.
- Develop better communication with owners of historic properties and to provide valuable input to city officials and community leaders regarding historic preservation.
- Continue with the Design Handbook for the West Boulevard Historic District, which will provide assistance to citizens requesting changes to their property in compliance with the Secretary of Interior's Standards.

2012 PROJECTS

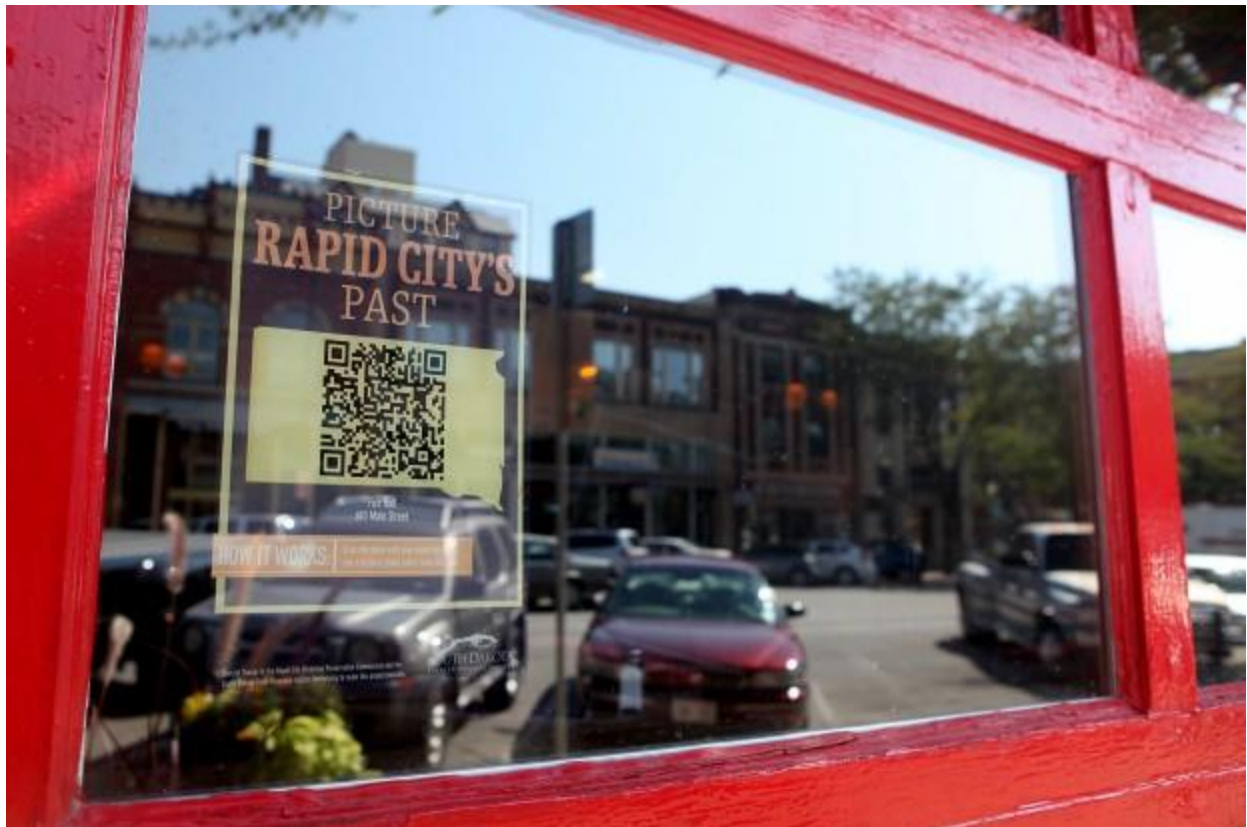
The following list represents the major projects undertaken by the Rapid City Historic Preservation Commission during 2012.

YEAR 2012 HISTORIC PRESERVATION COMMISSION

In February, the Historic Preservation Commission received a check for \$2,000 for the sale of chairs from the Dakota Middle School. The Rapid City Area School District donated the chairs with the expectation that the proceeds would be used in conjunction with a historic preservation project.



In July, the QR Code, (quick reader code), project website was completed and can now be found at: <http://www.picturercpast.com/>. The QR Code allows a passer-by to scan the code into their Smartphone and view photos and a brief history of the historic building. Building owners can request placement of quick reader code stickers on their buildings to add to the project. A press conference was held in August to inform the public of this project. http://rapidcityjournal.com/news/project-shares-rapid-city-s-history-through-smartphones/article_f28d3000-8292-596b-9333-52acd816b695.html. The Historic Preservation Commission received \$1,200 from Destination Rapid City to go toward the funding of this project.



(Photo taken by Kristina Barker, Rapid City Journal, 2012)

Design Handbook for the West Boulevard Historic District

Rapid City, South Dakota



A Homeowner's Guide for Preservation

Nore Winter and Company was selected for a multiple phase contract to provide a Design Handbook for the West Boulevard Historic Preservation District. In April 2012, the Draft Handbook was available for review with a public meeting held to receive public comment. The Historic Preservation Commission then met with the consultant to review all comments. The Handbook should help address the regulations in place and is to be used as a tool to inform the public about the regulations. Phase III, the final adopted plans, will be requested as part of the 2012-2013 CLG Grant.

YEAR 2012 BLACK HILLS HOME SHOW BOOTH
Historic Preservation Commission

For the twelfth year, the Rapid City Historic Preservation Commission staffed a booth at the Black Hills Home Show from March 23, 2012 through March 25, 2012. This event satisfied the “public workshop” requirement of the 2011/2012 CLG grant. The Home Show was considered to be a successful means of educating the general public on preservation issues and the Commission again elected to participate in the 2013 Black Hills Home Show.

The Historic Preservation Commission provided various historic photo displays in the booth dedicated to the history of Rapid City.

In addition to the historic photo display, the Historic Preservation Commission provided a variety of information at the 2012 Home Show booth including but not limited to: Walking Tour Brochures, Historic District maps, 11.1 Review Guidelines, Financial Program information, and Renovation techniques.

Year 2011/2012 CLG grant funds were used to assist in paying for the booth space.

The Historic Preservation Commission again secured a booth for the 2013 Black Hills Home Show. Year 2012/2013 CLG Grant funds were utilized in paying for the 2013 booth space.

YEAR 2012 11.1 REVIEW APPLICATIONS
Historic Preservation Commission

One of the main responsibilities of the Historic Preservation Commission is the processing of South Dakota Codified Law (SDCL) 11.1 Review applications in accordance with the Joint Powers Agreement.

During 2012, the Commission reviewed 25 Residential and 24 Commercial individual SDCL 11.1 Review applications. These applications included properties in the West Boulevard Historic District, the Downtown Historic District, Individually Listed Properties, and properties lying within the environs of the West Boulevard Historic District, the Downtown Historic District, and Individually Listed Properties.

The SDCL 11.1 Review Report provided in Appendix “B” summarizes the 49 individual SDCL 11.1 Review requests addressed by the Commission during 2012. Included in the report is the formal action taken by the Commission and their determination of adverse or non-adverse impact. Of the 49 11.1 Review requests, five (5) were decided to be adverse effect on the historic district. These five (5) applications were appealed to the City Council in 2012, where the Council approved each of the applications on the basis that all feasible and prudent alternatives had been considered by the applicant.

Applications for building signs for properties located within the West Boulevard Historic District, Downtown Historic District, and Individually Listed Properties are referred to the Historic Sign Review Committee for disposition in accordance with the Joint Powers Agreement. Commission member Roseland provides representation to the Historic Sign Review Committee. During 2012, the Historic Sign Review Committee reviewed 34 sign applications. Information on these applications is also provided in Appendix “B”.

COMMISSION MEETINGS AND ATTENDANCE

Twenty-three (24) regular meetings and two (2) special meetings of the Rapid City Historic Preservation Commission were held in 2012. 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 2012 meeting minutes are provided in Appendix "C" of this report and on-line at the following web address: <http://www.rcgov.org/Growth-Management/hpc-minutes.html>

Member	Baumgartner	Dennis	Grable	James	Kessloff	Knox	Krull	Matson	Roseland	Williams	Pier
Meeting Date											
1/6/2012	x	x	x	x	x	x		x	x		
1/20/2012	x			x	x	x	x	x	x		x
2/3/2012	x			x	x	x	x		x		x
2/17/2012	x					x	x	x	x		
3/2/2012	x	x	x	x	x	x	x	x	x		x
3/16/2012	x	x	x		x		x	x	x		
4/10/2012	x			x	x	x		x	x		
4/20/2012		x	x		x		x	x	x	x	
5/4/2012	x	x	x	x	x	x	x		x	x	
5/18/2012		x			x	x	x	x	x		
6/1/2012	x		x	x	x	x	x	x	x	x	
6/15/2012	x	x		x			x	x	x		
7/6/2012	x	x	x				x		x	x	
7/20/2012	x	x	x	x	x	x		x		x	
8/3/2012	x	x		x	x		x	x	x	x	
8/17/2012	x	x	x	x		x	x	x			
9/7/2012	x		x	x	x		x	x	x	x	
9/21/2012	x	x			x	x	x				
10/5/2012	x		x	x	x	x	x	x	x	x	
10/19/2012	x		x	x			x	x		x	
11/2/2012	x	x		x			x	x	x	x	
11/16/2012	x	x	x	x		x	x		x	x	
12/7/2012		x				x		x			
12/21/2012	x	x		x				x	x	x	

COMMISSION MEMBERS AND CITY STAFF DONATED SERVICE HOURS

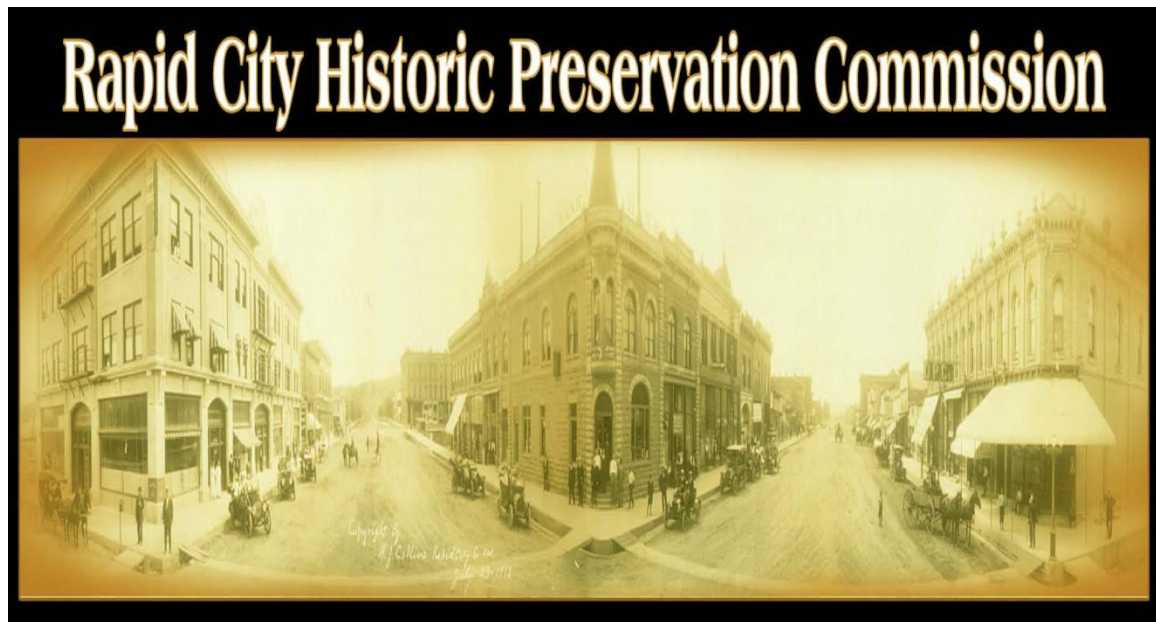
In 2012, Historic Preservation Commission members dedicated 412 hours of Historic Preservation Commission support. The 194 hours listed below are individually donated service hours that members provided, beyond the Historic Preservation Commission regular and special meetings.

<i>Commission Members</i>	<i>Hrs</i>
Duane Baumgartner	16.00
Michelle Dennis	0.00
Michelle Dennis Professional	0.00
Rich Grable	43.50
Eric James	0.00
Jean Kessloff	27.50
Heather Knox	0.00
Shawn Krull	0.00
Shawn Krull Professional	0.00
Cynthia Matson	75.00
Pat Roseland	30.00
Gavin Williams	2.00
<i>Total Individual Commissioner Hours</i>	<i>194.00</i>

City funding is typically in the form of staff support. The City of Rapid City Community Planning and Development Services Department provided 561 hours of staff support in 2012, utilizing three main positions: Planner II, Planner I, and Administrative Assistant.

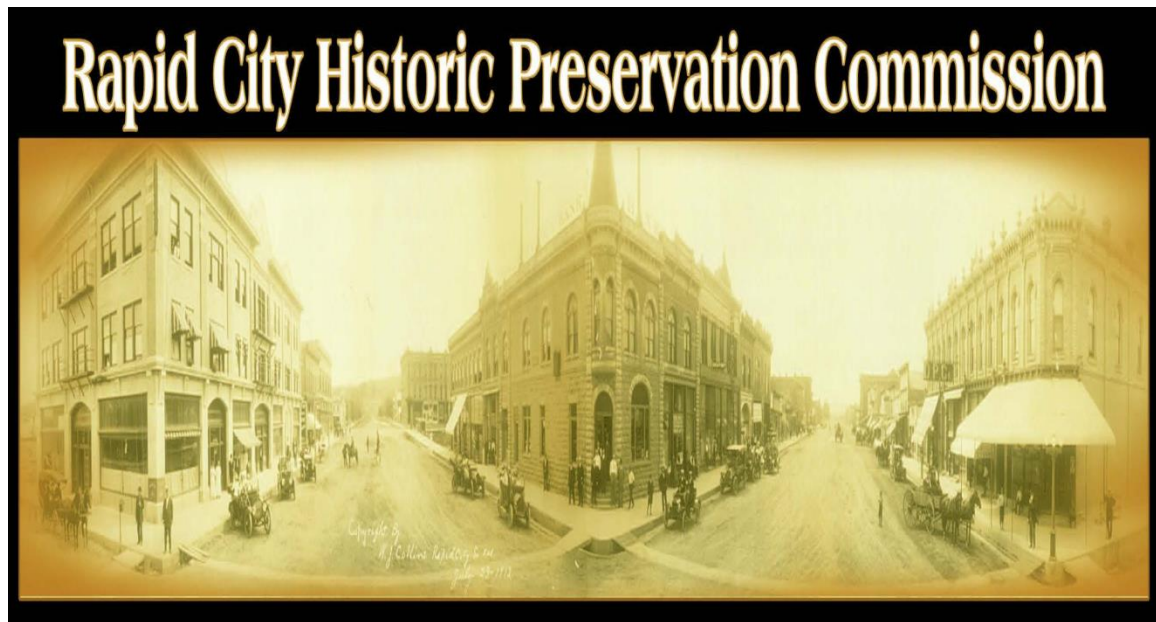
<i>City Staff</i>	<i>Hrs</i>
Karen Bulman	256.00
Kip Harrington	27.75
Patsy Horton	2.25
Jeanne Nicholson	174.75
Katherine Palmer	100.25
<i>Total Individual Staff Hours</i>	<i>561.00</i>

APPENDIX A



West Boulevard Historic District Design Guidelines

APPENDIX B



11.1 Review Applications

APPENDIX C

Rapid City Historic Preservation Commission



2012 Meeting Minutes

OTHER POINTS OF INTEREST

- Kreisers Inc. The Rapid Canyon Line built this structure for use as a warehouse.
403 West Blvd.
- Gambrill Building. Built in 1910, its function was a storage warehouse.
822 Main St.
- Hotel Alex Johnson. Built in 1938 by Alex Johnson, Vice President of the Chicago and North Western Railroad.
523 6th St.
- MG Oil Company. Built as a large fuel depot for Standard Oil.
1002 W. Main St.
- Hubbard Feeds Inc. The c. 1937 Tri-State Milling Company office building was also used as a laboratory for testing flour.
426 Omaha St.

*Created by
Jean Oleson Kessloff, Jerry Wright
& Betty Wagner*

*Photos courtesy of
Minnilusa Historical Association
Patrick Roseland*

The first rail line to reach Rapid City was the Fremont, Elkhorn and Missouri Valley Railroad in 1886. Next came the Chicago and North Western and the Chicago, Milwaukee and St. Paul Railroads in 1907.

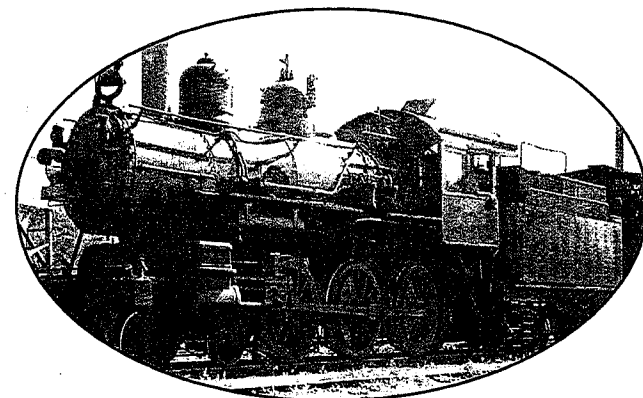


Passenger depots and warehouses were quickly built trackside to accommodate the arrival of travelers and the shipping and receiving of products. A number of these were built by the railroad, some of which survive today.



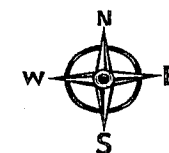
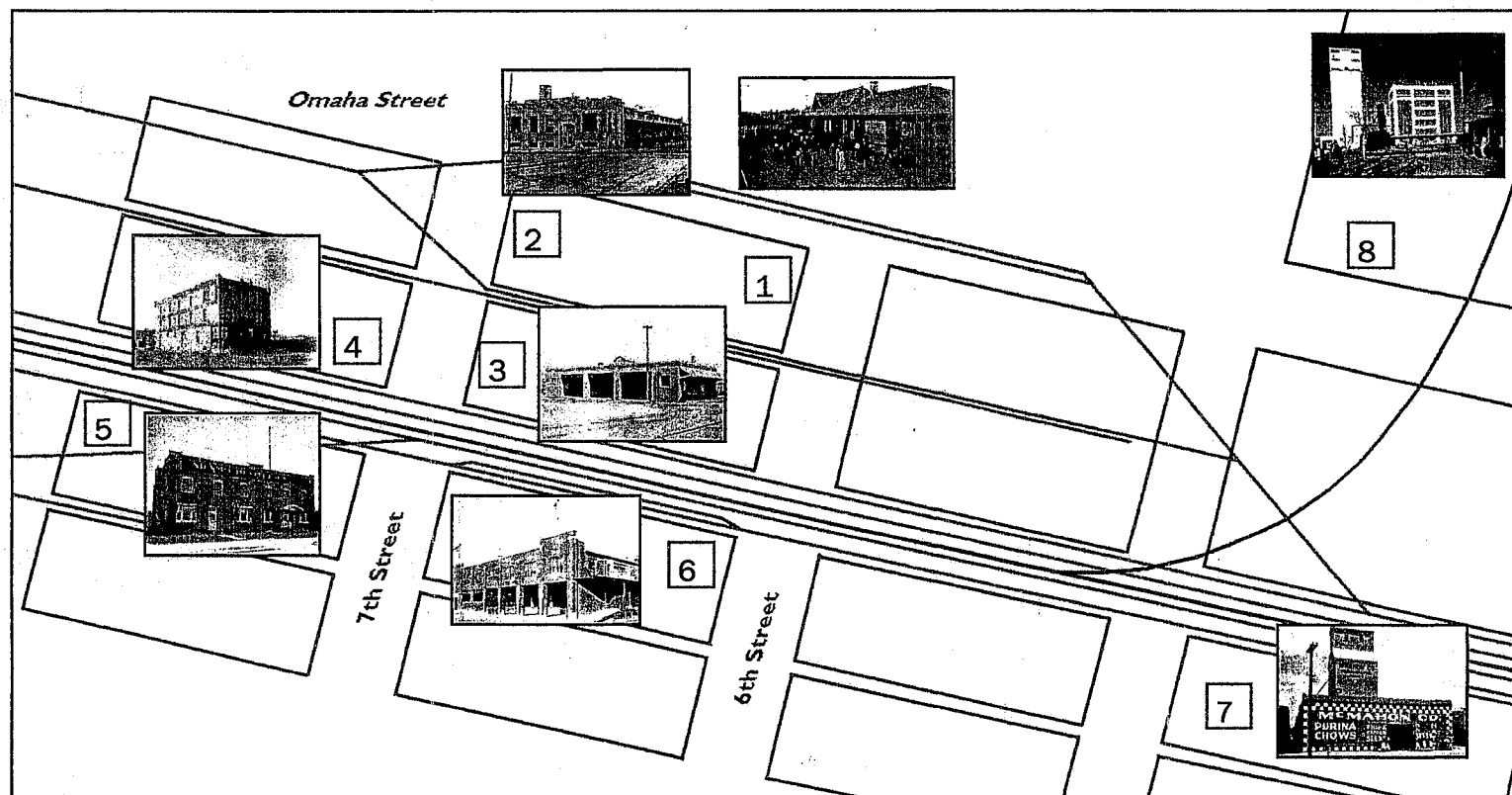
Just as these buildings and the remnants of rail tracks long unused are tangible reminders of the past, the sound of the train whistle and the presence of the Dakota, Minnesota and Eastern/Canadian Pacific Railroad today takes us into the future.

All Aboard!



A Walking Tour of Rapid City's Railroad History

The Rapid City
Historic Preservation Commission



Original Rail Track

Current Rail Track

1. The Chicago, Milwaukee and St. Paul Railroad Passenger Depot was built in 1915. Its design was chosen from an assortment of standardized plans. The importance of the community determined its size, scale, and building materials. 603 Omaha St.
2. Built in 1923, the Chicago, Milwaukee and St. Paul Railroad Freight House contains 18 freight doors on the north side and 20 on the south. It is 225 ft. by 50 ft. and is built of brick and concrete. 306 7th St.
3. The 1920 Rapid City Fruit Company building was the first cold storage building in the city.

Signatures of former employees can still be seen on the basement walls and ceiling. It was built in 1920. 320 7th St.

4. One of the oldest surviving buildings in the railroad district is the Black Hills Wholesale Grocery building. Built in 1891, it was once used as headquarters for the Crouch Line Railroad as well as their warehouse. 321 7th St.
5. Housing office and warehouse space, the Adams Brothers Company was a division of Paxton & Gallagher, organized in Omaha NE in 1882. 414 8th St.
6. The first bonded public warehouse in the region

was the 84,000 square foot North Western Warehouse. Built in 1932 of brick and concrete, its utilitarian style exhibits some art deco features. 413 6th St.

7. Although its store front is not as colorful today, the McMahon Company's original brick building stands as a reminder of the area's once thriving agricultural and farming community. 410 5th St.
8. The original 1889 Rapid River Milling Company building still exists. In 1938 progress necessitated the construction of new facilities. At that time it was considered to be the most modern in the nation. 416 Omaha St.

Saturday May 19th

Duke Corning Armory, Camp Rapid, Theater

10:00----Ret. Colonel Robert D. Grams will discuss the history of Camp Rapid from its inception to present day. In addition, TSgt. Steven Wilson, Public Affairs, EAFB will present a program about the history of Ellsworth Air Force Base and the Pride Hanger.

Rapid City Public Library, 610 Quincy Street, Meeting Room B

1:30----*The Identification and Preservation of Historic Landscapes* by Mike Bender, Senior Landscape Architect of Dream-Design International.

Sunday May 20th

Art Alley, in the utility corridor between 6th and 7th Streets

2:00----A self-guided tour of one of Rapid City's downtown Public Art venues.

Tuesday May 22nd

State Archaeology Research Center, 2425 East St. Charles Street

6:30----An overview of the *Prehistory of South Dakota* by Michael Fosha, Assistant State Archaeologist, including a tour of the State Archaeological Research Center.

Friday May 25th

The Rapid City Parks and Recreation Department and numerous co-sponsors have planned two events for this day.

Founders Park, Omaha Street

10:00----The Dedication of M Hill and Skyline Drive with speakers and maps for self-guided tours.

1:00----Fat Tire Festival starts. A Skyline Wilderness Tour and an M-Hill sunrise ride are just a few of the mountain bike events scheduled for this festival that runs Friday though

Monday For more information visit www.fattirefestival.com

Saturday May 26th

Trinity Lutheran Church, 402 Kansas City Street

10:30----Program about the history of Trinity Lutheran Church, Christian symbolism and Harold Spitznagel by Pastor LeRoy Flagstad, Pastor Jeff Otterman of St. Johns Lutheran Church in Belle Fourche and Tim Cheever of TSP, Rapid City.

Swander's Grocery Building, 517 7th Street

2:30----Tour and talk about the restoration and adaptive re-use of the historic Swander's Grocery building and LEED certification by enVision Design Group.

THANK YOU!!

Our most sincere appreciation is extended to all of our presenters, sponsors and hosts for taking the time to help make this program one that the entire community can be proud in which to have participated.

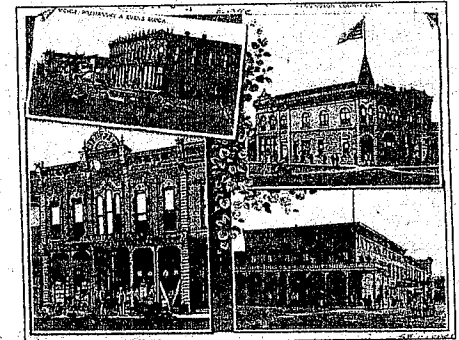
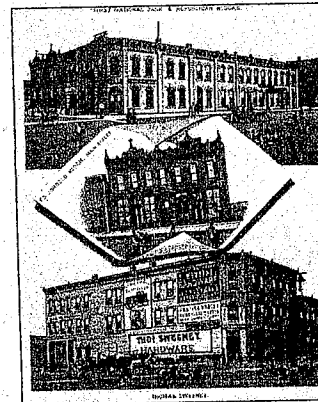
We also wish to thank you, our audience, for coming out to support this effort and to celebrate Historic Preservation at Work in Rapid City by rediscovering our historic downtown!



The Rapid City Historic Preservation Commission
Presents

Rediscover Historic Downtown Rapid City

In observance of
Historic Preservation Month 2007



Rapid City will join in this nationwide celebration sponsored by the National Trust for Historic Preservation whose theme for 2007 is

"Making Preservation Work"

A schedule of events and activities spanning the entire month of May can be found inside....

Join us and see how Historic Preservation is working in Rapid City!

Rediscover Historic Downtown Rapid City Making Preservation Work

The Rapid City Historic Preservation Commission will join thousands of individuals around the country as part of a nationwide celebration of 2007 National Preservation Month in May. "Making Preservation Work!" 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 2007 theme with "Rediscover Historic Downtown Rapid City". A month of activities is planned starting in the lobby at city hall on May 1st with an exhibit containing 15 panels of historic photographs, documents and objects that educate visitors about the State's historic properties by sharing the sites, stories and special places of South Dakota.

On May 5th, at the Rapid City Public Library at 10:00 a.m., the commission has planned an oral history program in partnership with the library's Big Read project featuring local historians. The program will also be the start of a month long "treasure hunt" involving Rapid City's architecturally and historically significant downtown buildings and a chance at prize drawings. On May 25th at 10:00 a.m., the Rapid City Parks and Recreation Department is having the dedication of M-Hill, Pete Lien Park, and the Skyline Drive Wilderness Area followed by the first annual Fat Tire Festival at 11:00 a.m.

Throughout May, Rapid City's downtown merchants will be displaying vintage photographs of how their buildings appeared in earlier days. Step back in time to Hay Camp and learn what the Italianate Trio is, where the original Alfalfa Palace stood and how many of Rapid City's historic building are still here today. Come join the Adventure!

In addition to the schedule of activities planned, the following events will also be taking place in the area:

There is an archaeological excavation being undertaken through out the month of May, weather permitting, by the State Archaeological Research Center. Volunteers are welcome to participate, or just come out and observe real archaeology in action! Interested parties may call Mike Fosha at 394-1936 for details.

May 12-20 is National Tourism Week. The Journey Museum has been featuring *Seeking the Hills: A Journey Through Black Hills Tourism* in the Adelstein Gallery that is scheduled to run through August 11, 2007. For more information please visit www.journeymuseum.org

May 19th is designated as Armed Forces Day. To highlight this important day the South Dakota Air and Space Museum will be holding an open house at its facility located at 2890 Davis Drive, immediately adjacent to the main gate at Ellsworth Air Force Base. For information on events and activities planned at the museum, please call 385-5189.

All of these activities and programs are free and open to the public. For more information contact Jean Kessloff at 341-5398.

Historic Preservation Month 2007 Rediscover Historic Downtown Rapid City

May 1st through May 31st

City Administration Building, 300 6th Street

The South Dakota State Historic Society traveling exhibit, *Properties of History: Exploring South Dakota's Historic Places*, will be on display in the City Administration Building's lobby throughout the month of May.

* Tuesday May 1st

City Administration Building, 300 6th Street

1:00----Proclamation by Mayor Shaw celebrating the role of historic preservation in our community with this years National Trusts Historic Preservation Theme, "Making Preservation Work".

Saturday May 5th

Rapid City Public Library, 610 Quincy Street, Room B

10:00----Oral history program featuring Helen Wrede and Norm Nelson.

11:00----Treasure Hunt with passports to historic downtown Rapid City begins.

Rapid City Public Library, 610 Quincy Street, Hoyt Room

3:00----Cemetery Art and Monument Maintenance by Chuck Rausch of Rausch Monuments.

Sunday May 6th

Elks Theater, 512 6th Street

5:00----The Elks Theater will be sponsoring a free showing of the Disney movie *The One and Only, Genuine, Original Family Band*, a story featuring one of Rapid City's earliest families.

Saturday May 12th

Lewis House, 730 South Street

10:00----Talk and tour of the restoration and adaptive re-use of one of the oldest houses in Rapid City by Mark Landon, P.E. and Gordon Hopperditzel.

Rapid City Public Library, 610 Quincy Street Hoyt Room

3:00----A Historic Property Owners Guide: A guide to helping you preserve your historic property by Chris Nelson of the South Dakota State Historical Preservation Office.

Tuesday May 15th

Dahl Arts Center, 713 7th Street, Mural Room

12:00----A KOLC Cultural Forum: Events and photos from the Rapid City Indian School, now known as Sioux San and the importance of preserving it by Donovan Sprague.

(continued on back)