

**COMPREHENSIVE
PRESERVATION
PLAN**

for

RAPID CITY, SOUTH DAKOTA

**Revised
Draft Document**

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INTRODUCTION

The City of Rapid City Historic Preservation Commission is concerned with the general preservation of Rapid City's historic resources. To aid in their efforts, this Comprehensive Preservation Plan has been prepared as a general working document for a two year period from 1993 to 1995. The focus of this plan is on Rapid City's built environment and includes aspects of pre-historic and historic cultural contributions to the historic fabric of the community.

The purpose of this preservation plan is threefold. First, is to establish a framework in which to carry out the Commission's goals and objectives. This framework includes temporal boundaries, historic and architectural contexts, and geographic contexts. Second, is to identify activities and strategies by which the Commission can assess the historic resources in the community and take action to protect and manage those resources. These activities and strategies include the identification of resources, nominations to the National Register of Historic Places, public relations, public education, publicity and marketing, incentives for preservation, and regulatory actions. And finally, is to provide not only a working document for the Commission, but a summary plan for the purposes of public education and relations. The preservation plan also provides an overview of historic preservation efforts in the community and will inform readers of the value of historic resources in the community.

Ultimately, this preservation plan must be integrated into the City's Master Plan if it is to reach its maximum potential. To be comprehensive, a city plan must take into consideration the protection and management of the community's historic resources as outlined in this plan.

To better understand why there is a need to create a comprehensive preservation plan, it is critical to understand why Rapid City should be concerned with protecting its historic resources.

There are several reasons why Rapid City should take an active interest in managing and protecting its resources. Historic preservation improves the physical appearance of the community and can build community pride. It stabilizes neighborhoods, creates housing, and improves the liveability 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. And it prevents the extinction of building styles and building crafts used historically in the community.

All too often, historic preservation efforts tend to focus on specific individual structures, specific time periods, or specific architectural styles. Historic preservation is, however, concerned with much more. It recognizes the value of the entire community and the evolution of the built environment

through time. It recognizes the community's lifestyles and the variety of cultural contributions within it.

To date, much of the historic preservation effort in Rapid City has been centered around two historic districts - the West Boulevard Historic District with its wealth of early homes, several of which represent the "high style" of early Rapid City architecture, and the Downtown Historic District with its abundance of early commercial structures. This is not to say that the Historic Preservation Commission has not recognized the existence of historic resources elsewhere in the community; it is only to point out that the focus has been narrowly defined. The preservation efforts to date are to be commended. The time has come, however, to expand the scope of historic preservation in Rapid City. This preservation plan is the beginning of that process.

It must be noted that this preservation plan has been written with the following assumptions:

- (1) Historic preservation is not intended to save ALL of the resources within a community. It is not possible to do so. It does, however, entertain the notion of, at a minimum, documenting the resources prior to their disappearance (so that a record of the history of the community exists for future generations) and taking action to protect those which it can. Not all resources warrant the time and energy it would take to salvage them and many simply may not warrant preserving. All, however, do warrant documenting.
- (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 may change due to changing conditions. The plan has been designed with the flexibility to accommodate possible changing needs.

When discussing historic preservation, there is often confusion over terminology. To facilitate clarification of language used throughout this plan, the following terms have been defined using the Secretary of Interior's Standards.

Historic Preservation generally refers to a variety of activities (such as preservation, restoration, rehabilitation, adaptive use, or reconstruction) which are employed to manage and protect the historic resources within a community.

Historic generally refers to a resource which is 50 years of age or older. When a resource moves into the *Period of Significance*, it was constructed 50 years earlier.

Preservation (and Conservation) is defined as "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 is defined as "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 is defined as "the act or process of returning a property to a state of utility through repair or alteration which makes 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 is defined as "the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time."

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

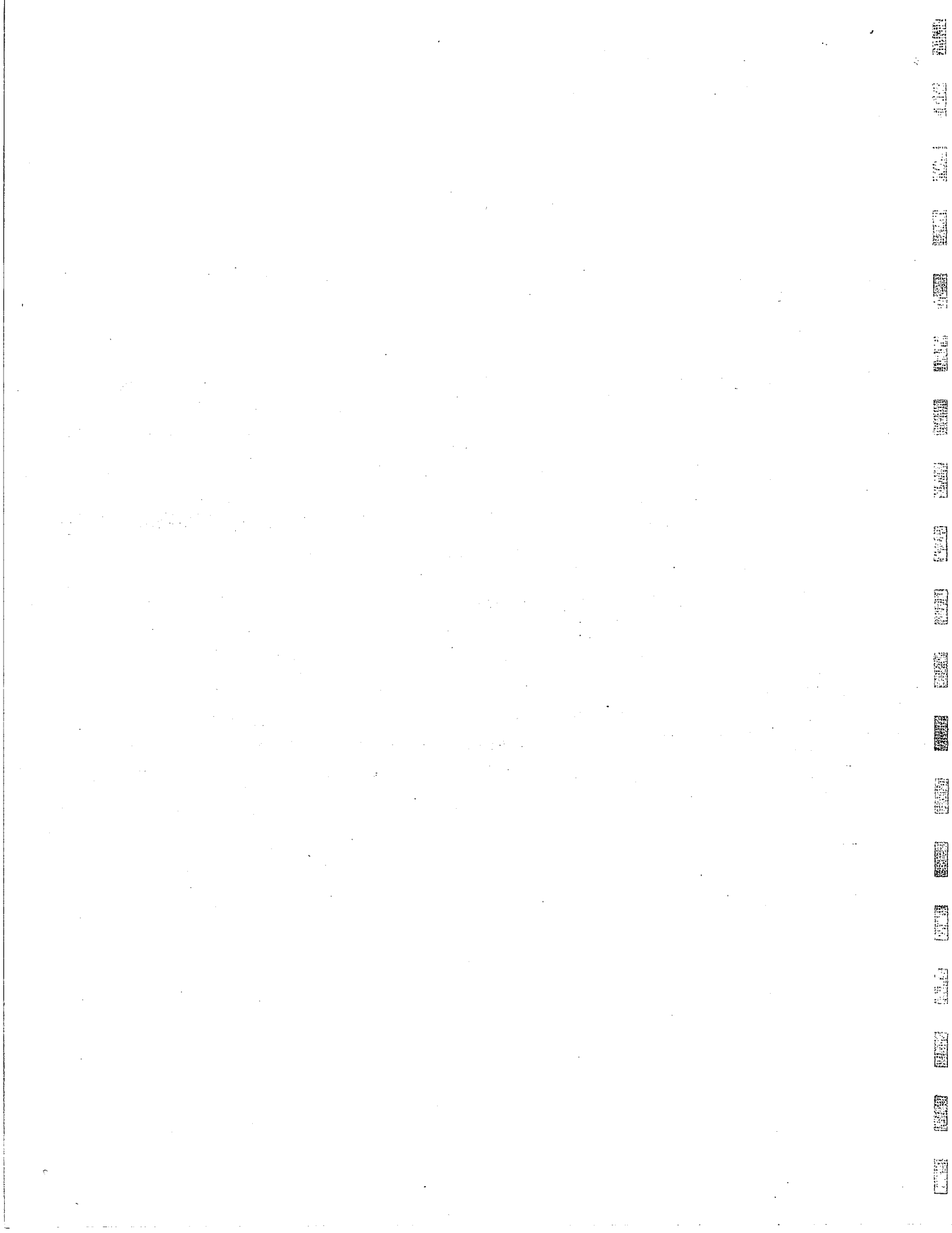
Stabilization is defined as "the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present."

Demolition by Neglect is the destruction of a building caused by abandonment or lack of maintenance.

Adaptive Use is the process of converting a building to a use other than that for which it was designed (e.g. changing a factory into housing). Such conversions are accomplished with varying degrees of appropriate alteration to the building.

Resource is a term used to describe things within the built environment which contribute to the overall fabric of the community. Common historic resources include buildings and other structures, roads, bridges, dams, monuments, gardens and landscaped areas, signs, and other miscellaneous things.

Significant generally refers to something which is a token or has special meaning. Things which are historically or architecturally significant tend to be examples of exemplary architecture, the use of specific materials and/or construction methods, buildings constructed by a specific person or as an ensemble, designed landscapes which contribute to the historic character of the community, and/or buildings or structures which played an important role in the development of the community.



THE BACKGROUND OF THE HISTORIC PRESERVATION COMMISSION

The City of Rapid City Historic Preservation Commission was established by Ordinance 1502 in March of 1975. By ordinance, the Commission is assigned six different purposes or functions. These 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.

The City of Rapid City was awarded the status of Certified Local Government under the Department of Interior National Park Service in June of 1986. The Historic Preservation Commission functions as the local body committed to the execution of the state and Federal CLG programs. Staff support for the Commission is provided by the Pennington County/Rapid City Planning Department.

By ordinance, the Commission is to be composed of ten members, each serving three year terms. The current membership is:

Paul Swedlund, Chair
Fred Thurston
Robert Preszler
Lana Brekhuis
Norman Nelson
Ruth Brennan
Jim Quinn
Holly Brenniese
Tim Powell

The staff support person is David Hough.

A summary of the activities of the Historic Preservation Commission in the past few years includes the resurvey of the Downtown and West Boulevard Historic Districts and the adjacent West Boulevard neighborhood; attendance at and sponsorship of conferences, workshops, and meetings; conducting 11.1 Reviews (in accordance with state guidelines); updating and reprinting the "Downtown Historic District Walking Tour" brochure; distributing the "Financial Benefits of Historic Preservation" brochure to realtors and contractors; sponsoring Historic Preservation Week activities; developing a slide/tape presentation, and beginning discussions and drafts of a historic preservation ordinance for the districts. A detailed accounting of the Commission's activities can be found in their Annual Reports.

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Each year the Commission re-examines, re-assesses and re-defines their goals. The Historic Preservation Commission has defined the following current goals and objectives:

1. Inventory historic and prehistoric resources within the community:
 - a. Conduct property surveys of all areas developed prior to 1942;
 - b. Identify sites where historic or prehistoric resources may be encountered during construction or development;
 - c. Prepare maps which identify all surveyed areas and indicate the status of the properties.
2. Educate the public on the value of historic and prehistoric resources:
 - a. Develop information on the financial advantages of restoring historic properties;
 - b. Present a case for the retention of our heritage through the preservation of historic sites and buildings;
 - c. Execute an active outreach program through the media, service club presentations, school presentations, festival appearances, and pamphlets.
3. Create a resource base on historic preservation techniques.
4. Establish historic district commissions and ordinances:
 - a. Amend the regulations affecting signage in the Downtown Historic District;
 - b. Improve the level of control in the project review process.
5. Develop additional methods of financing historic restoration:
 - a. Establish a City of Rapid City-supported low interest revolving loan program;
 - b. Encourage the transference of historic easements.

It is with these goals and objectives that this Comprehensive Preservation Plan has been written.

HISTORIC AND ARCHITECTURAL CONTEXTS

Rapid City was founded in February of 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 townsite along Rapid Creek approximately four miles below Big Springs (Cleghorn Springs) and most of the first buildings were constructed along Rapid Street 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 kept Rapid City a tiny settlement until 1878.

In 1880, the census recorded 312 residents in Rapid City. On October 19, 1882 Rapid City was incorporated and the town continued to grow. By 1891, the community boasted 2128 residents and a growing professional community. Farming and ranching were important enterprises supplying agricultural products to city residents and the northern 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 in 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 farmers. The creation of two new industries during this time period, however, were bright spots for Rapid City. The construction of the State Cement Plant and the emergence of the tourist 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 experienced. Census data indicates 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 provides 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 in the State Historic Preservation Plan, general historic and architectural contexts were developed within three broad temporal boundaries. These boundaries include: (1) Permanent Rural and Urban Pioneer Settlement (1876-1893); (2) Depression and Rebuilding (1893-1929); and (3) The Great Depression (1929-1941). The following general contexts were identified in that report.

I. PERMANENT RURAL & URBAN PIONEER SETTLEMENT

A. Ethnic Enclaves (including Czechs, Finns, German-Russians, Danes, Dutch, Swedes, Norwegians, Germans, Poles, Jews, Chinese, Swiss, Blacks, English-speaking Groups)

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.

There are no current listings in this category on the National Register of Historic Places. There has been no systematic survey of these property types.

B. Farm & Ranch Structures

This context recognizes the establishment of farms and ranches as an essential element in the development of the state. Property types include residences, barns, corn cribs, hog houses, poultry houses, granaries, root cellars, storage buildings, and irrigation ditch features.

There are no current listings in this category on the National Register of Historic Places. There has been no systematic survey of these property types.

C. Urban Development

1. Commercial Structures

This context relates to early commercial development from Euro-American settlement. Property types include commercial buildings such as retail stores, warehouses, lumberyards, etc.

National Register Listing: Downtown Historic District. Survey work has been limited to this District.

2. Residences

This context recognizes permanent residences established by early settlers. Property types include houses, carriage houses and related structures.

National Register Listing: West Boulevard District and the Zack Holmes House. Survey work has included an expanded area in the West Boulevard area and most of North Rapid.

D. Government-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.

National Register Listings: Pennington County Courthouse and Rapid City Historical Museum. Survey work has been limited to the property of SDSM&T.

E. Industrial Structures

1. Non-Mining

This context relates to industrial structures such as saw and grain mills, foundaries, cement plants, breweries, brick yards, creameries, factories, meat-packing plants.

There are no current listings in this category on the National Register of Historic Places. There has been no systematic survey of these structures.

2. Mining

This context relates to industrial structures such as quarries, gravel pits, mills and smelters.

There are no current listings in this category on the National Register of Historic Places. There has been no systematic survey of these structures.

F. 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.

National Register Listing: Milwaukee Road Freight House. There has been no systematic survey of these resources.

2. Non-Automobile Overland Routes

This context relates to stage and freight routes which were critical to development. Property types include trails, way stations, corrals, and freight houses.

There are currently no listings in this category on the National Register of Historic Places. There has been no systematic survey of these resources.

G. Religious Structures

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

National Register Listings: Emmanuel Episcopal Church, Church of the Immaculate Conception, and the First Congregational Church. There has been no systematic survey of these resources.

H. Community Burial Practices

This context relates to community growth and development and includes cemeteries and memorial gardens as property types.

There are currently no listings in this category on the National Register of Historic Places. There has been no systematic survey of these resources.

II. DEPRESSION AND REBUILDING

A. Changing Urban Patterns

1. Rebuilding 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.

National Register Listings: Downtown Historic District and the Gambrill Building. Survey work has been limited to the Downtown Historic District.

2. Residential Changes: Development of Suburbs, New Building Materials and Pattern Book Houses

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.

National Register Listings: includes a portion of the West Boulevard District. Survey work has been limited to an expanded West Boulevard area, North Rapid, and the Canyon Lake residential area.

B. Evolution of Modern Structures

This context recognizes the new 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.

There are currently no listings in this category on the National Register of Historic Places. There has been no systematic survey of these resources.

C. Civic Improvements & New Government-Related Structures

This context relates to the overall advancement 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, fairgrounds, and hospitals.

National Register Listing: Rapid City Carnegie Library. There has been no systematic survey of these resources.

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.

National Register Listing: The Elks Building is within the Downtown Historic District. There has been no systematic survey of these resources.

E. Recreation and Tourism

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.

National Register Listing: Dinosaur Park. There has been no systematic survey of these resources.

F. New Transportation Facilities & the Impact of the Automobile

This context recognizes the development of facilities to accommodate automobile transportation. Property types include auto repair shops, diners, gas stations, auto dealerships, highways, bridges, and motels.

National Register Listing: Rapid City Garage. There has been no systematic survey of these resources.

III. THE GREAT DEPRESSION - FARM FORECLOSURES, BANK FAILURES, AND GOVERNMENT-ASSISTED PROGRAMS

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 drought of the 1930s. Property types include public buildings and parks, art works, relief program work projects, and aspects of "Hooverville" camps and hobo jungles.

National Register Listings: Dinosaur Park and the Rapid City Historic Museum. There has been no systematic survey of these resources.

In addition to the contexts outlined above, there are two additional temporal boundaries and two additional property types which should be considered when discussing Rapid City's history.

The first additional temporal boundary is the Prehistoric Period. While there has been no systematic survey of archeological resources within the city, and they are therefore poorly understood, there is evidence that these resources do exist and should be included within this Plan.

The second additional temporal boundary which should be considered within this Plan is the period immediately following World War II. This was a period of significant growth and development in Rapid City's history (mostly due to the development of Ellsworth Air Force Base). Although this urban growth period actually extends from 1942 to the 1972 flood, only these buildings and structures constructed prior to 1945 should be included in this Plan (within the three year period of the Plan, buildings and structures built prior to 1945 will come into the period of significance of 50 years of age).

The first additional property type worth noting and documenting is signs, especially the neon signs in the community. While the construction and use of these signs may span two or three temporal boundaries and several historical and architectural contexts, they have made a contribution to the overall

character of the city and should, therefore, be included in survey documentation.

And the final additional property type worth noting and documenting is landscaped sites (not already included as parks in the contexts above). There are some significant resources in Rapid City which are not otherwise included, yet make major contributions to the character of the city and should, therefore, be included in survey documentation.

GEOGRAPHIC CONTEXTS

Rapid City developed and grew within general geographic areas, each contributing its own character to the overall historic fabric of the community. Although it is possible to design a preservation plan based on the historical and architectural contexts outlined in the 1989 document, the Historic Preservation Commission recognizes the importance of geographic areas within Rapid City and has therefore, included this section outlining the geographical contexts for Rapid City. Previous preservation activity has generally been defined geographically - with primary focus on the Downtown Historic District and the West Boulevard Historic District.

For the purposes of this plan, the use of geographically defined areas will, in part, provide the Historic Preservation Commission with manageable areas for resource identification and regulatory action. Several aspects of this plan are applicable to each geographic area, while others are applicable to only a few. Several of the geographic areas are similar in their historic character and resources, and may therefore, provide the Commission with the opportunity to approach certain preservation activities within geographic groupings. Each area is described in this section.

The geographic areas are (see Appendix map for boundaries):

1. Downtown Historic District and Extended Commercial Area
2. West Boulevard Historic District and Extended West Boulevard Neighborhood
3. Mount Rushmore Road
4. South Downtown Area
5. North Rapid
6. Flormann Addition
7. South Boulevard/South Park Additions
8. East Rapid
9. South Dakota School of Mines and Technology
10. The Gap
11. Greenacres Providence/North Sioux Park
12. Sioux San Hospital

- 13. Canyon Lake Park Area
- 14. Canyon Lake Residential Area
- 15. State Cement Plant
- 16. Skyline Drive
- 17. Archeological Sites (not indicated on map)

1. DOWNTOWN HISTORIC DISTRICT & EXTENDED COMMERCIAL AREA

This area encompasses the resources between East and West Boulevards on the east and west, and between Omaha and Kansas City Streets on the north and south (see #1 on the Geographic Areas Map). Included are resources located on the west side of East Blvd., the east side of West Blvd., the north side of Omaha St., and the north side of Kansas City St. (the south side of Kansas City St. is included in the South Downtown Area), and all resources within these boundaries.

All of the Historic & Architectural Contexts described in the previous section are included within this area.

The critical community issues in the Downtown Historic District and the extended commercial area are economic revitalization and full utilization of available space. Associated with full utilization of available space is the issue of housing, as little currently exists yet is desirable (what does exist is mostly substandard). A related concern for both issues is that of parking -- the lack of sufficient off-street parking for residential development and the question of sufficient on-street and lot parking for commercial development. All of these issues and concerns are of interest to the Historic Preservation Commission. Another significant issue for the Commission is that of managing and protecting the historic resources and character in this area, especially in the Downtown Historic District. Currently without an ordinance and design review guidelines, the Commission is limited to using the SDCL 1-19A-11.1 Review Procedures to manage the District resources and subsequently is unable to adequately protect resources from ultimate destruction.

2. WEST BOULEVARD HISTORIC DISTRICT & EXTENDED NEIGHBORHOOD

This area is bounded by St. Joseph Street on the north (it includes resources located on the south side of St. Joseph St.); St. Patrick Street on the south (including resources located on the north side of St. Patrick St.); Mt. Rushmore Road on the east between St. Joe and South Streets (including

resources located on the east side of Mt. Rushmore Rd.); along South Street (north and south sides) to 7th Street; continuing on the east by a line half way between Mt. Rushmore Rd. and 9th Street, from South St. to St. Patrick (which includes resources along 9th St. and half a block east); and on the west by a roughly defined line of the hill (see #2 on the Geographic Areas Map).

All of the Historic & Architectural Contexts described in that section apply to this geographic area.

The critical community issue is that of retaining a desirable single-family residential area. The north end of the area (especially east of West Boulevard) is under constant pressure to develop commercially and has in recent years lost a considerable amount of its historic resources to insensitive development within the area. This development, along with an increased movement toward converting large single-family homes to multiple-family rental units, poor upkeep of historic homes in sections of the neighborhood, and traffic issues such as the threat of widening the pavement on West Blvd., has threatened the character of the historic district and its surrounds. The retention of the landscape features in the area is also of utmost importance to maintaining the integrity and overall character of this historic area of Rapid City. All of these issues and concerns are of interest to the Historic Preservation commission. As with the Downtown Historic District and extended commercial area, the Commission is severely limited in its ability to adequately protect the historic resources in this area, a concern which must be addressed.

3. MT. RUSHMORE ROAD

This area includes all historic resources within an area between South St. on the north and St. Patrick St. on the south (including resources on South St. not already included in the West Blvd. area and resources on the north side of St. Patrick St.) and half a block either side of Mt. Rushmore Rd. toward 9th St. on the west and 7th St. on the east (includes all cross streets between South and St. Patrick Sts.) (see #3 on the Geographic Areas Map).

All of the Historic & Architectural Contexts apply to this area.

The critical community issue for this area is retention of historic resources in the face of ongoing commercial development. This entire area is now zoned as commercial and slowly, but surely, this development has taken its toll on the historic fabric of the area. This area was originally developed as a residential area, and while several commercial businesses have chosen to use the existing structures for their business, several others have chosen to demolish the older houses for modern buildings "better suited to their needs." As the pressures of tourism and development along highway corridors increases, the potential for loss of historic resources increases. A related issue is that of housing displacement, a result of the commercial encroachment. Guarding against these losses is a concern for the Historic Preservation Commission. A second issue for the Commission is that of identifying and documenting the historic resources in the area (see plan section on Identification of Resources).

4. SOUTH DOWNTOWN AREA

This area is bounded by Kansas City St. (between Mt. Rushmore Rd. and East Blvd.) and Main St. (between East Blvd. and Steele Ave.) on the north (including resources on the south sides of Kansas City and Main Sts.); by South St. (between 7th and 5th Sts.), 5th St. to St. James/4th St., then following a line roughly defined by the hillside on the south (including resources along both sides of each street); by Mt. Rushmore Rd. (between Kansas City and South Sts., where it jogs over to 7th St.) on the west (excludes resources on the east side of Mt. Rushmore Rd and South St. which are already included in the West Blvd. area); and by the confluence of Main and St. Joseph Sts. (near Steele Ave.) to the east (excluding the School of Mines to the south and the railroad to the north) (see #4 on the Geographic Areas Map).

All of the Historic & Architectural Contexts are included in this area.

The critical community issues in this area include a mix of those found in the West Blvd. and Mt. Rushmore Rd. areas. Currently a mix of residential and commercial sections, this area contains a fair number of historic resources, many of which are still intact. A continual encroachment of commercial development threatens historic resources along Kansas City, Quincy, and 5th Sts. Fortunately, some of the development has included the retention of historic buildings for commercial use, although the demolition of older buildings is a continuing threat. With this continued encroachment comes the loss of housing stock. Keeping this area as a desirable residential neighborhood poses a challenge as well. All of these issues are of concern to the Historic Preservation Commission. Another critical issue for the Commission is that of identifying resources in this area (see Identification of Resources section of the plan).

5. NORTH RAPID

This area is a large one bounded by Anamosa St. (between Wood and LaCrosse Sts.) on the north; by Wood St. on the west; by LaCrosse St. (between Anamosa and E. New York Sts.) on the east; and by North St. (between Wood St. and Haines Ave.), south on 5th St. to New York St., continuing on New York St. (to LaCrosse) on the south (see #5 on the Geographic Areas Map). Included are resources located on both sides of all boundary streets.

All of the Historical & Architectural Contexts are included in this area.

Two critical community issues threaten historic resources in this area of town. The first is the increasing pressure to develop commercially along Haines Ave., the main thoroughfare from the downtown to the shopping areas north of Anamosa St. (so far limited to the north of the historic resources in this area). The second issue is the public perception of this section of the community. Long identified as the "least desirable" neighborhood (in part due

to a "working class" image and the pockets of crime), many of the historic resources (of which there are many, as this area was developed early) have been neglected and are currently in various stages of disrepair and destruction. Both of these are issues of concern for the Historic Preservation Commission.

6. FLORMANN ADDITION

This area is bounded on the west by the line mid-block between Mt. Rushmore Rd. and 7th St. (between south and St. Patrick Sts.; including resources west of 7th St. on all cross streets to this mid-block line); on the south by St. Patrick St. (between the mid-block line between Mt. Rushmore Rd. and 7th St. to Elm Ave.; including resources located on the north side of the street); on the east by Elm Ave. (between St. Patrick and St. Charles Sts.; including resources on both sides of the street); and on the north by a line following South St. from 7th to 5th St. (including resources south of South St.), south on 5th St. (including resources west of 5th St. to St. James and on both sides to St. Cloud St.), east of St. Cloud, Franklin and St. Charles Sts. to Elm Ave. (including resources located on both sides of the streets) (see #6 on the Geographic Areas Map).

All of the Historic & Architectural Contexts are included in this area, although there are a limited number of resources associated with the earliest time period prior to 1893.

The critical community issue in this area is the encroaching development along the 5th St. and Mt. Rushmore Rd. corridors. The Mt. Rushmore Rd. corridor is currently zoned commercial to the western edge of this area which is placing pressure on the residential housing stock immediately east of the commercial zone. Although commercial development is still limited along the 5th St. corridor, the recent widening of the street and the increasing traffic has paved the way to increasing commercial development. Both of these are issues for the Historic Preservation Commission.

7. SOUTH BOULEVARD/SOUTH PARK ADDITIONS

This area is bounded on the north by St. Patrick St. (between West Blvd. and Elm Ave.; includes resources on the south side of the street); by West Blvd. (from St. Patrick to Flormann St.) and Mt. Rushmore Rd. (from Flormann to Oakland St.) on the west (including resources located along both sides of the streets); on the south by Oakland St. (from Mt. Rushmore Rd. to Oak Ave.) and E. Indiana St. (from Oak Ave. to Elm Ave.; including resources on both sides of the streets); and by Elm Ave. (between E. Indiana and St. Charles Sts.; including resources located on both sides of the street) (see #7 on the Geographic Areas Map).

The Historic and Architectural Contexts defined in this area include the time periods from 1893 to 1945: Depression and Rebuilding, the Great Depression, and Post WWII.

The critical community issue for this area is the pressure for development along the 5th Street corridor. This area was the site of an early irrigation ditch and most of the area's historic resources (farm houses) are located along 5th St. or within a few blocks east and west. Inventorying and documenting these resources is a concern for the Historic Preservation Commission.

8. EAST RAPID

This area is bounded on the east by Cambell St. (between Watertown St. and St. Patrick St.; including resources on the east side of the street); on the north by E. New York St. (between East Blvd. and LaCrosse St.; including resources on the south side of the street), E. Watertown St. (between LaCrosse and Campbell St.; including resources on the north side of the street), and LaCrosse St. (between E. New York and E. Watertown Sts.; including resources on the east side of the street); on the west by East Blvd. (between E. New York and Main Sts.; excluding resources on the west side of the street); and on the south by Main St. (from East Blvd. to St. Patrick) and St. Patrick St. (from Main to Campbell St.; excluding resources on the south side of the street) (see #8 on the Geographic Areas Map).

All of the Historic and Architectural Contexts are included in this area.

The critical community issue in this area is ongoing industrial development. Many of the historic resources in this area were destroyed in the 1972 flood, although several still remain along the railroad, at or near the Fairgrounds, and in the residential areas. The primary issue for the Historic Preservation Commission is to inventory and document the resources in this area.

9. SOUTH DAKOTA SCHOOL OF MINES AND TECHNOLOGY

This area includes the property and buildings owned and managed by SDSM&T located south of Main Street between Birch Ave. and St. Patrick St. (See #9 on the Geographic Areas Map).

All of the Historic and Architectual Contexts are included in this area.

The critical community issue in this area is the threat of the loss of some of the oldest buildings on campus (and in the city) due to their current deteriorated condition and the lack of willingness on the part of campus and state officials to consider preservation measures to retain the buildings. Because a survey of the campus has been completed, the primary issue for the Historic Preservation Commission is to educate "the powers that be" about

the significance of the structures and find ways to work with them to ensure the retention of the buildings which are threatened.

10. THE GAP

This area is bounded by Omaha St. on the north, extending briefly to the north to include "M" Hill (between West Blvd. and a line extending northeast from Jackson Blvd; including resources on the south side of the street and "M" Hill); on the west by Jackson Blvd. and the line extending northeast to Omaha (south to Mountain View Rd; including resources on the east side of the street); on the south by a line extending northeast from the intersection of Jackson Blvd. and Mountain View Rd. (roughly defined by the hill) and Main/St. Joseph St (to West Blvd; including resources on the north side of the boundary); and on the east by West Blvd. (from Omaha St. to St. Joseph St.; including resources on the west side of the street) (see #10 on the Geographic Areas Map).

All of the Historic and Architectural Contexts are included in this area, although resources in the period prior to 1893 are limited.

There are two critical community issues in this area. First, as Rapid City continues to grow, there will be a ever-increasing need to move traffic between the east and west sides of town and unless other routes are developed, the demand on The Gap will increase. With the increase in traffic comes the increase in commercial development pressure, both of which can negatively impact historic resources. Although there are few of these resources remaining in this area, the Historic Preservation commission should be concerned with the inventory of the existing resources, protecting them where appropriate.

11. GREENACRES PROVIDENCE/NORTH OF SIOUX PARK

This area encompasses the two adjacent residential areas located directly east and directly north of Camp Rapid. It is bounded on the north by West Chicago St. (between Sturgis Rd. and Sheffer St.; including the resources on the south side of West Chicago); on the west and south by Sturgis Rd., West Main St. to Sheridan Lake Rd. to Canyon Lake Dr. (including resources north of this line); and on the east by Dakota Drive and Sheffer Drive (including resources on both sides of these streets) (see #11 on the Geographic Areas Map).

The Historic and Architectural Contexts defined in this area include the time periods from 1893 to 1945: Depression and Rebuilding, the Great Depression, and post-WWII.

The critical community issues impacting this area are the pressures for commercial development (primarily along West Main, Sturgis Rd., and West Chicago) and the continued growth in industrial complexes directly north of this

area. Both types of development have negatively impacted the residential neighborhoods in this area and continue to threaten further destruction of historic homes. The Historic Preservation Commission should be concerned with the inventory and documentation of resources in this area.

12. SIOUX SAN HOSPITAL

This area encompasses the entire grounds for the hospital and is bounded on the west by Soo San Drive and on the south by Canyon Lake Drive (see #12 on the Geographic Areas Map).

All of the Historic and Architectural Contexts are included in this area.

The critical community issue for this area is limited to the further destruction of historic resources on the hospital grounds (many of the buildings from the original Indian Boarding School have been destroyed). The Historic Preservation Commission should be concerned with the inventory and documentation of the resources in this area and should work in conjunction with the Indian Health Service to protect the historic buildings from further loss.

13. CANYON LAKE AND PARK

This area includes Canyon Lake and the immediate surrounding area including Canyon Lake Park. The area is bounded on the north by Jackson Blvd. (including resources south of the street); on the east by Park Drive; and on the south and west by an arbitrary line which includes resources built immediately west and southwest of the lake (see #13 on the Geographic Areas Map).

All of the Historic and Architectural Contexts are included in this area.

The critical community issue for this area is that of protecting the resources which currently exist from deterioration and vandalism. Much of the landscaping and building within the park were created by the CCC program and survived the 1972 flood (the dam, however, did not; the current dam is the third one at this site). However, the wood structures and rock waterways are subject to frequent vandalism which the city has attempted to thwart by replacing wood roofing materials with metal (a non-historic alternative). This lake and park were developed early in Rapid City's history and were for years a nearby "resort" to town. Several tourist camps sprung up, pieces of which remain on the west side of the lake. The Historic Preservation Commission should be concerned with the inventory and documentation of the remaining resources in this area and should work to protect and preserve them from deterioration, destruction, and/or inappropriate alterations.

14. CANYON LAKE RESIDENTIAL AREA

This area (primarily residential) is bounded on the south by Jackson Blvd. (between Canyon Lake Dr. and Soo San Drive; including resources on the north side of the street); on the east by Soo San Drive (between Jackson Blvd. and Canyon Lake Drive; including resources on the west side of the street); and on the north and west by a line parallel to and approximately one block north of Canyon Lake Drive (including resources on both sides of this line) (see #14 on the Geographic Areas Map).

All of the Historic and Architectural Contexts are included in this area, although most of the construction in this area occurred after 1893.

The critical community issue for this area is the dilemma of street width. The vast majority of the streets in this area are extremely narrow, creating several concerns. The current width creates a hazard for firefighting equipment, and an unmanageable fire could endanger historic resources in the neighborhood. However, to widen and improve these streets could also significantly endanger historic resources in the area. The Historic Preservation Commission should update the survey of this area, documenting historic resources which might be impacted through street improvements and work to protect and preserve these resources.

15. STATE CEMENT PLANT

This area includes all resources located on the State Cement Plant property (see area #15 on the Geographic Areas Map).

The Historic and Architectural Contexts defined in this area include the time periods from 1893 to 1945: Depression and Rebuilding; the Great Depression, and Post-WWII.

The critical community issue for this area is the protection of historic resources endangered by possible industrial expansion and updating. The Historic Preservation Commission should be concerned with the inventory and documentation of historic resources in this area.

16. SKYLINE DRIVE

This area includes the scenic roadway along the Hogback Ridge which runs through the center of Rapid City (see #16 on the Geographic Areas Map) from Quincy Street on the north to the old Highway 16 on the south.

The two primary Historical and Architectural Contexts defined in this area include the time periods from 1876-1893 and 1929-1941: Permanent Rural and Urban Pioneer Settlement and the Great Depression.

The critical community issue in this area is that of impending residential development. A number of lots on the hillsides are currently for sale, and the addition of houses on these slopes will seriously impact the significance of this historic resource: its scenic vista. The Historic Preservation Commission should amend the nomination for Dinosaur Park to include Skyline Drive from Quincy south to the end of the CCC rock work (approximately half way along the drive), including the roadway, all of the rock work, the turnouts, Hangman's Hill (rocky outcropping), and a significant right-of-way along both sides of the roadway in order to protect the vistas.

17. ARCHEOLOGICAL SITES

Because little is known about where such sites might be, there have been no boundaries defined.

The Historic Context is the Pre-Historic (pre-1876) era.

The critical community issue here is that all possible sites are in potential danger until they are identified so that they might be protected. The Historic Preservation Commission must ensure that a survey of possible archeological sites be undertaken and then develop measures to protect these sites as appropriate.

In addition to the geographic areas outlined in this section, there may be others not mentioned. One such area might be the Rapid Valley area, where early agricultural development occurred. This list of geographic areas is designed to highlight areas with known historic resources which must be addressed by the Historic Preservation Commission. As time passes and other areas within Rapid City pass into the period of significance historically (50 years of age), additional areas will need to be included in future planning.

Another consideration for the Commission is that of historic resources outside of Rapid City's city limits. There are historic resources located either near Rapid City or adjacent to, but not addressed in this plan. Two such areas which are significant in their contributions to Rapid City's history are the Cleg-horn Canyon area (note the historic school house!) and Hisega, an early summer resort area on Rapid Creek above Dark Canyon.

PLAN FOR MANAGING AND PROTECTING HISTORIC RESOURCES

Rapid City has a wealth of historic resources, many of which have not yet been inventoried and documented, some of which are eligible for nomination to the National Register of Historic Places, all of which deserve the attention of the HPC. To assist the Commission in carrying forth their general mission, the following plan has been designed with their specific goals and objectives in mind.

I. IDENTIFICATION OF RESOURCES

In order adequately to manage and protect the historic resources in Rapid City, the resources must be identified. To this end, the Commission must:

- prioritize the geographic areas to be surveyed (see recommendations below),
- secure funding for survey work,
- employ appropriate professionals to conduct the surveys,
- document and record all historic resources within the designated geographic areas, and
- identify those needing special or immediate protection and those eligible for nomination to the National Register (see section on Nominations).

1. DOWNTOWN HISTORIC DISTRICT AND EXTENDED COMMERCIAL AREA

The Downtown Historic District was originally surveyed in 1974 and resurveyed in 1990. The Historic District includes both sides of Main and St. Joseph Streets between 6th and 7th Streets and both sides of 6th and 7th Streets between Main and St. Joseph Streets. The remaining resources within the Extended Commercial Area, however, have not yet been surveyed.

While the Downtown Historic District encompasses much of Rapid City's early commercial development, the Extended Commercial Area includes the east-west corridor in which the business and commercial district developed as Rapid City grew (see Area #1 on the Geographic Areas Map). There are many buildings within this geographic area that are 50 years of age and older, several of which are of either historical and/or architectural significance.

The following properties (or types of properties) should be noted and documented as contributions to the development of Rapid City's commercial, business, and/or light industrial fabric:

Old Post Office/Federal Building
Business College Building
Art Rose Building
City Center Apartment Building (Lakota Lodge)
Building directly east of old Post Office
Old City Hall (6th St.)
Masonic Temple
Old part of Bell Telephone office building
Old Pennington County Jail (Kansas City St.)
Hubbard (Tri-State) Flour Mill
Aby's Feed and Seed
Fairmont Creamery
Old City Water Department building
Jefferson School
early auto dealerships
early gas stations
early housing stock
early tourist camps
early railroad-related structures
early signs (i.e. Stockgrowers' neon cowboy, RC Laundry's neon,
Who's Hobby's neon; painted exterior walls on the Sweeney
Building and the Buell Bldg.)
other early commercial structures along Main and St. Joe

This geographic area has a **HIGH PRIORITY** for Resource Identification and should be the subject of an Intensive Level Survey.

2. WEST BOULEVARD AND EXTENDED NEIGHBORHOOD

The West Boulevard Historic District was first surveyed in 1974, at which time a core area was nominated as a district. In 1991 and 1992, the original district was resurveyed and adjoining areas to the east, west and south were surveyed.

Although survey efforts have been extensive, there are still a number of properties within this geographic area (see #2 on the Geographic Areas Map) that have not yet been surveyed. Some of these properties may not be significant to the development of the area, but should be documented just the same.

Properties to include in future surveys in this area:

Wilson School

early dairy operations (on Fulton)

early housing stock (west to the hill)

early housing stock (along the east side of 9th St. and on cross streets half way to Mt. Rushmore Rd. from 9th)

This geographic area has a **HIGH PRIORITY** for Resource Identification; a Reconnaissance Level Survey is all that is recommended at this time.

3. MT. RUSHMORE ROAD

The Mt. Rushmore Road area (see #3 on the Geographic Areas Map) has never been surveyed. This area developed early in Rapid City's history, primarily as housing stock. However, as tourism grew and Mt. Rushmore Rd. became the major highway south into the Black Hills, the pressures of commercial development took their toll on the historic resources in this area.

Because this area is currently zoned for commercial, it should be surveyed and documented as soon as possible. This area continues to lose properties which contribute to the historic fabric of the area at an alarming rate. And while there is little hope of stemming the tide, it would be a great loss not to have documented the historic resources before they disappear.

Properties which should be noted include:

Wilson Park

Black Hills General Hospital (Quarnberg Bldg.; if not already included in the W. Blvd. survey)

McGillicuddy House (if not already included in W. Blvd. survey)

early housing stock

early gas stations

early motels/tourist camps

This geographic area has a **HIGH PRIORITY** for Resource Identification and should be subject to an Intensive Level Survey.

4. SOUTH DOWNTOWN AREA

There has been no survey of this geographic area (see #4 on the Geographic Areas Map), which developed early in Rapid City's history primarily as a residential neighborhood. As the central commercial core

expanded, businesses spilled over into this area. However, with the exception of major changes which occurred along the 5th Street corridor, much of this area is intact, retaining a fair number of historic homes, churches, and other buildings.

Properties which may be of significance and should be documented through the survey process include:

- Dakota JHS (RC High School)
- IOOF Lodge
- Christian Science Church (7th & Columbus)
- Convent (now a fraternity; 4th & South)
- other church buildings
- early housing stock (including apartment/boarding houses)
- early commercial and/or business structures

This geographic area has a **HIGH PRIORITY** for Resource Identification and should be subject to an Intensive Level Survey.

5. NORTH RAPID

This geographic area (#5 on the Geographic Areas Map) was surveyed in 1980. At that time, the survey revealed a total of 171 historic buildings in this area, of which only a handful were considered significant. Fortunately, the results of this survey point out the abundance of resources in this geographic area. Unfortunately, the methods used for the survey and the resulting recommendations failed to emphasize adequately the importance of the resources in this area.

North Rapid encompasses an enormous number of early Rapid City structures. Settled primarily as a residential area, it has continued to remain so, with only minor commercial and industrial development (along E. North St. and in the far eastern sections of the area). Until recently, there was little pressure for development through the heart of the area. With the widening of Haines Ave. as the main thoroughfare between downtown and the Mall Ridge shopping district, comes an increased sense of impending risk to the historic resources located in the area.

This geographic area should be resurveyed. The combination of development pressures, the fact that several more structures may have come into the period of significance since the original survey, and the need to employ Intensive Level Survey methods, places this area in the category of **MEDIUM PRIORITY**.

Properties which should be noted include:

The Feigel House
American Legion & Thomson Parks
Garfield and Roosevelt Schools
The Good Eater Diner
early churches
early tourist camps/motels
early gas stations
early housing stock (including boarding/apartment houses)
early commercial buildings

6. FLORMANN ADDITION

There has never been a survey of this area (#6 on the Geographic Areas Map), which developed relatively early in Rapid City's history as a residential area. While there are several buildings which are less than 50 years of age in this geographic area, there are many which are over 50 years of age. Not all, however, are of historical and/or architectural significance. It will be important, nonetheless, to have an adequate inventory of those resources, although it is currently **LOW PRIORITY**.

Properties to be noted in this area include:

early housing stock (including developments such as Bellamy's Hillcrest)

7. SOUTH BOULEVARD/SOUTH PARK ADDITIONS

As with the Flormann Addition, this area developed primarily as residential, with a spattering of neighborhood commercial enterprises and churches. An early irrigation ditch ran south through this geographic area and there are examples of early farm houses which still exist. There has been no survey of this area.

Properties to be noted:

early housing stock

Although there is some development pressure along the 5th Street corridor, the threat to historic resources in this area is currently minimal. Therefore it has been given a **LOW PRIORITY** and a Reconnaissance Level Survey should suffice.

8. EAST RAPID

Although parts of this area developed residentially, this area has been primarily an industrial area (see #8 on the Geographic Areas Map). The area is subject to some development pressures, although it is uncertain what impact this may have on the historic resources of the area, as no survey has been completed.

Properties which should be noted include:

The Alfalfa Palace Dome (County Fairgrounds)
other buildings at the Fairgrounds
Pennington Co. Extension Bldg. (County Poor Farm)
Roosevelt Park
Chicago/NW Railroad Roundhouse
other early railroad-related structures
early housing stock
early farm structures

This area has been given a **LOW PRIORITY** at this time, but should have an Intensive Level Survey completed in the future.

9. SDSM&T

There has been a brief reconnaissance survey of this area with primary focus on a couple of older buildings. Developed early in Rapid City's history as the college campus, its contributions are significant. Development pressures to raze old buildings exist, and an Intensive Level Survey of the entire campus should be completed. This area has been given a **MEDIUM PRIORITY**.

10. THE GAP

There has been no survey of this geographic area (see #10 on the Geographic Areas Map). Originally an agricultural area west of the town, this area developed early with industry and commercial enterprises along the railroad. Long the main east-west artery through the city, the growing need for increased traffic access continues to pressure the area. Most of the historic resources have been lost, although a few remain and should be documented.

Properties to be noted include:

Halley Park
"M" Hill
Landstrom's (old BHP&L Power Station)
early housing stock

early gas stations
early tourist camps/motels

This area should be subject to a minimum of a Reconnaissance Level Survey in the future; it is a **MEDIUM PRIORITY**.

11. GREENACRES PROVIDENCE/NORTH SIOUX PARK

These two adjacent areas (see #11 on the Geographic Areas Map) both developed relatively early as residential areas. There has been no survey of either area. The Greenacres Providence section has been subject to commercial development on all sides, as businesses grow along West Main and West Chicago Streets. Although much of this area is intact, continued growth is likely eventually to endanger this residential area. The area north of Sioux Park (much of which was lost to the 1972 flood), however, appears to be holding its own for now.

Properties to be noted include:

early housing stock
early schoolhouse (building within Vanway Trophy)
early tourist camps/motels
early commercial structures

Although this area is subject to some development pressure, it has been given a **LOW PRIORITY** and a Reconnaissance Level Survey may suffice.

12. SIOUX SAN HOSPITAL

This area has never been surveyed. Originally an Indian Boarding School, the facilities are now used by the Indian Health Service (a federal program). Several of the older buildings have been removed, but a number of buildings which might be significant remain. Because this property is managed by a federal program, an Intensive Level Survey will need to be coordinated with them. It is a **LOW PRIORITY**.

Properties to be noted include:

Main hospital building
Administrative support buildings
buildings used for staff housing
fire station (once used by RCFD)
farm buildings
rock fascia along street

13. CANYON LAKE PARK AREA

The primary historic resource in this geographic area (see #13 on the Geographic Areas Map) is the park itself, although some of the structures on the west side of the lake date back to early resort era. There has never been a survey of this area.

Properties to be noted include:

- CCC-built park facilities (picnic shelter, rock work)
- early tourist camps/motels
- landscape features (historic trees)

Fortunately, this area is not subject to heavy development pressure. It has, therefore, been given a **MEDIUM PRIORITY**.

14. CANYON LAKE RESIDENTIAL AREA

This geographic area (see #14 on the Geographic Areas Map) was surveyed in 1980 with a process similar to that used in the North Rapid area. Consequently, the information gathered was inadequate in assessing the historic resources in this area and several additional resources have come into the period of significance since that survey. While many of the resources are probably not historically or architecturally significant, some probably are.

Properties to be noted include:

- a Lustron house (on Canyon Lake Drive)
- the Cottonwoods house and avenue (an early landscaped site)
- early tourist camps
- early housing stock

Because this area is not currently subject to immediate development pressure which could be detrimental to the historic resources, it has been given a **LOW PRIORITY**. It should, however, be resurveyed in the future, using an Intensive Level process.

15. STATE CEMENT PLANT

This area (see #15 on the Geographic Areas Map) was developed in 1921 as the first attempt at state-owned industry. There has never been a survey of this geographic area and it is not known whether the resources at this site are of any architectural significance.

Properties to be noted include:

all buildings and structures prior to 1945

Because this area appears to be in no immediate danger of losing historic resources, it has been given a **LOW PRIORITY**.

16. SKYLINE DRIVE

This geographic area (see #16 on the Geographic Areas Map) encompasses the scenic roadway and surrounding environs. Although Dinosaur Park itself is listed on the National Register of Historic Places, there has been no survey of Skyline Drive and its significant resources.

Significant features to be noted include:

the rock work along Skyline Drive
 the scenic turnouts
 the viewshed/vistas
 Hangman's Hill rocky outcropping

Because this area is currently under some residential development pressure and has over the years been subject to vandalism and deterioration, this area has been given a **HIGH PRIORITY**. This area should be inventoried and documented as soon as possible and further action is recommended (see section on Nominations to the National Register).

17. ARCHEOLOGICAL SITES

There has never been a comprehensive study of prehistoric sites within Rapid City, although sites are known from the hogback ridge area, including two prehistoric stone quarries and at least one buried habitation site just north of the interstate. Concentration might be paid in surveys to the hogback ridge bisecting the city and to some undeveloped terraces of Rapid Creek.

Because possible archeological sites have not yet been defined, this should be given a **HIGH PRIORITY**. Archeologists should be consulted, areas of probable archeological artifacts should be defined, and a further assessment as to immediate threats should be made. Those areas facing immediate danger should be considered for immediate Intensive Level Survey.

**The lists of properties above to be noted during the identification process are by no means conclusive. Several resources may exist that have not been mentioned.

The following geographic areas were given **HIGH PRIORITY** and should be targeted by survey work as soon as possible:

- Extended Downtown Commercial Area
- Extended West Boulevard Area
- Mount Rushmore Road
- South Downtown Area
- Skyline Drive
- Archeological Sites

Those geographic areas which were ranked as **MEDIUM PRIORITY** and should be considered for survey when the work above is completed or if conditions change necessitating quicker identification of resources, were:

- North Rapid
- The Gap
- SD School of Mines & Technology
- Canyon Lake Park Area

The geographic areas which should be considered for survey work only after the above areas are complete (or if changes in conditions necessitate an earlier response) include:

- Flormann Addition
- South Boulevard/South Park Additions
- East Rapid
- Greenacres Providence/North Sioux Park
- Sioux San Hospital
- Canyon Lake Residential Area
- State Cement Plant

If the Historic Preservation Commission is unable to secure funding or personnel to conduct Intensive Level Surveys of all the geographic areas, then a minimum of a Reconnaissance Level Survey should be completed, until such time as Intensive Level Surveys can be completed. This would provide the bare minimum of a list of historic and architectural resources from which the Commission could work.

II. NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

At first glance, nominating properties to the National Register of Historic Places may seem like an activity better left to owners (or other interested parties) than one for the Historic Preservation Commission. However, because the Commission currently has NO regulatory avenue for protecting and managing historic resources UNLESS the property is on the state and/or National Register (a restriction in South Dakota's 11.1 Review Process does not allow for "eligible" properties to be included), placing properties on these registers is critical. Until such time that the Commission can protect properties through alternative methods, determining eligibility of endangered properties and nominating them to the registers for purposes of protection through the 11.1 Review Process MUST become an activity of the Commission.

To this end, the Commission must:

- determine which properties are in danger of activities which would result in the loss of historic and/or architectural significance;
- prioritize these properties and assess their eligibility for nomination to the National Register;
- encourage owners to write and submit nominations; provide technical assistance in preparing the nominations;
- ensure nomination of properties owned by Rapid City; hire a preservation professional if necessary to prepare and submit nominations;
- secure assistance from SHPO when necessary.

In considering properties for nomination, the Commission should encourage the nomination of individual properties, historic districts, and multiple property nominations.

Listed below, by geographic area, are all the properties which are currently on the National Register of Historic Places, those properties recommended for nomination, and those properties which might possibly be considered for nomination. Properties recommended for nomination have been placed in this category either because of their obvious significance to Rapid City's historic and architectural resources or because they face immediate threats which could alter their historic integrity and value. This list is not necessarily conclusive; other properties may exist which should be considered for nomination within each geographic area.

1. DOWNTOWN HISTORIC DISTRICT AND EXTENDED COMMERCIAL AREA

Current NRHP listings: Downtown Historic District
Pennington County Courthouse
Milwaukee Road Freight House
Gambrill Building
Rapid City Carnegie Library
Rapid City Garage

Recommended listings: Extending Downtown Historic District
Old Post Office/Federal Building
Old City Hall

Possible listings: Masonic Temple
Old City Water Dept. Building
other commercial buildings (i.e., Fairmont
Creamery)
neon signs

2. WEST BOULEVARD HISTORIC DISTRICT AND EXTENDED NEIGHBORHOOD

Current NRHP listings: West Boulevard Historic District

Recommended listings: Extending West Boulevard Historic District

Possible listings: Wilson School
individual private residences

3. MT. RUSHMORE ROAD

Current NRHP listings: Zack Holmes House

Possible listings: Wilson Park
individual private residences
early tourist camps/motels

4. SOUTH DOWNTOWN AREA

Current NRHP listings: Emmanuel Episcopal Church
Church of the Immaculate Conception
First Congregational Church

Possible listings: Dakota JHS (Old RCHS)
First Church of Christ Scientist
Convent (Triangle Fraternity House)
individual private residences
early boarding/apartment houses

5. NORTH RAPID

Current NRHP listings: None

Recommended listings: Historic District (area surrounding Farlow and
Dilger)
Garfield School
The Good Eater Diner
The Feigel House

Possible listings: Thomson Park
Roosevelt School
early tourist camps/motels
individual private residences

6. FLORMANN ADDITION

Current NRHP listings: None

Possible listings: individual private residence
early churches

7. SOUTH BOULEVARD/SOUTH PARK ADDITIONS

Current NRHP listings: None

Possible listings: individual private residences
early churches
Lustron house

8. EAST RAPID

Current NRHP listings: None

Recommended listings: Alfalfa Palace dome
County Extension Bldg. (Pennington Co. Poor
Farm)
Chicago/NW Railroad Roundhouse

Possible listings: Roosevelt Park
individual private residences
Lustron house

9. SDSM&T

Current NRHP listings: None

Recommended listings: Liberal Arts Building

Possible listings: Old gym
Museum

10. THE GAP

Current NRHP listings: Rapid City Historical Museum

Recommended listings: Halley Park

Possible listings: "M" Hill
old BHP&L Station
early tourist camps/motels

11. GREENACRES PROVIDENCE/NORTH OF SIOUX PARK

Current NRHP listings: None

Possible listings: individual private residences
early tourist camps/motels

12. SIOUX SAN HOSPITAL

Current NRHP listings: None

Possible listings: Main building (originally a dorm for the school)
Fire station
other campus buildings

13. CANYON LAKE AND PARK

Current NRHP listings: None

Possible listings: Canyon Lake Park
CCC structures
early tourist camps

14. CANYON LAKE RESIDENTIAL AREA

Current NRHP listings: None

Possible listings: The Cottonwoods (house and street trees)
Lustron house
early tourist camps/motels

15. STATE CEMENT PLANT

Current NRHP listings: None

Possible listings: structures built prior to 1945

16. SKYLINE DRIVE

Current NRHP listings: Dinosaur Park

Recommended listings: Skyline Drive (with related structures and sites)

Possible listings: archeological sites

17. ARCHEOLOGICAL SITES

Current NRHP listings: None

Possible listings: undetermined

The following groups or types of properties are suggestions for consideration for Multiple Property Nominations:

- (a) Tourist Camps (several along E. North St., near Canyon Lake, near downtown, on Mt. Rushmore Rd.)
- (b) CCC/WPA Projects (Historical Museum and Dinosaur Park are already listed; could include Wilson Park, Roosevelt Park, Skyline Drive, Sioux San rockwork)
- (c) Lustron houses (there are three in Rapid City, two with matching garages)
- (d) Signs (i.e. Stockgrower's, Who's Hobby, RC Laundry's neon; or the Sweeney Bldg.'s and Buell Bldg.'s painted signs)
- (e) Mail-order houses (there must be some in Rapid City)

III. OUTREACH

Outreach to the community can make or break the work of the Historic Preservation Commission. For the purposes of this Plan, three major components are defined as outreach, all of which must be included in the ongoing work of the Commission. These components are:

- A. Public Relations
- B. Public Education
- C. Publicity and Marketing

Each of these components is critical to the success of the historic preservation efforts in Rapid City. While different preservation projects or efforts may demand that the Commission focus on one of these elements of outreach more than another, it is important to remember that the combination of the three is essential.

A. PUBLIC RELATIONS

Developing good public relations with key individuals, groups, and organizations will be instrumental in the success of preservation activities in the community. To this end, the Commission must:

- identify committees, commissions, associations, councils, civic groups, and individuals with which the Historic Preservation Commission may wish and/or need to interface (see suggested list below);
- identify activities in which the Commission might work in partnership with each group;
- identify activities in which the Commission might take a leadership role and which groups may play a supporting role in each activity;
- identify activities and/or groups in which the Commission can take a supporting role;
- develop a liaison with each group;
- carry forth activities which will enhance good public relations.

The following list includes several groups with which it might be important to develop a good working relationship. This list is neither exhaustive or conclusive; nor is it certain that each of these groups would be an appropriate one to include. This list will need to be updated regularly, with additions and deletions as determined by the Commission. Groups to consider include:

- Questors
- West Boulevard Association
- North Rapid Civic Association
- Robbinsdale Neighborhood Association
- United Downtown Committee
- Mt. Rushmore Road Association
- Chamber Cultural Affairs Committee
- Chamber Beautification Committee
- Planning Commission
- City Council
- Zoning Board of Appeals
- Urban Forestry Board
- Black Hills Builders Association
- Black Hills Board of Realtors
- Black Hills Lakes and Badlands Association
- Minnelusa Pioneer Museum
- Historic South Dakota Foundation
- Elks, Kiwanis, American Legion, VFW, Moose, etc.

Developing liaisons with each of these groups will take time. The Commission, in determining their yearly priorities, will need to decide with which of these groups it may be more beneficial than others to spend the time and energy developing strong alliances, as some may be more appropriate to a task at hand than others.

The Commission should, however, begin to develop friendly relationships with any and all groups that may in some way be involved in activities including or related to historic preservation. One possible way to begin working with these groups is to invite a representative from each (one by one or as a group) to a presentation by the Commission. The slide/tape show would be an easy introduction. Another suggestion would be to personally send a representative of the Commission to one of the groups' meetings where the work of the Commission could be explained to the entire group (or their leadership).

With the identification of each group, the Commission should define how to maximize the relationship with the group. If the group is in the position to be supportive of the Commission, the Commission should identify its leadership role and the types of support it is seeking from the group. If the group is in a leadership position in an activity in which the Commission might benefit from being a part of, then the Com-

mission should identify its partnership or supporting role and the activities in which it should seek to be involved.

For example, with the Chamber Beautification Committee, it would not be appropriate for the Historic Preservation Commission to take a leadership role. It would, however, be appropriate to work with the Committee in a supportive role and depending on the activities of their Committee, a partnership role. With the Planning Commission, the Historic Preservation Commission may need to take more of a leadership role to best represent the interests of preservation and the work of the Historic Preservation Commission, while at the same time taking a supportive role in the process of city planning. With the United Downtown Committee, the Commission would probably benefit from developing a partnership relationship, as much of the activity downtown impacts the Historic District and being a Historic District impacts some of what can happen in the downtown (in terms of buildings and signage).

Co-sponsorship of activities would be an excellent way for the Historic Preservation Commission to further good public relations, as well as a good way to keep the Commission in public view (which may double as publicity/marketing or public education). The variety of activities is endless. Examples of activities which have been sponsored (or co-sponsored) by preservation groups in other communities include week-end Farmer's Markets, summer street festivals, street dances, art festivals, Holiday (Christmas) Strolls, and spring clean-up projects -- all of which can be held within the historic districts.

There are also a number of activities which the Commission might wish to consider which would benefit one (or more) of the groups specifically (again which might double as public education). For example, sponsoring a workshop on tax benefits and preservation of commercial buildings is likely to be of interest to a group such as the United Downtown Committee, rather than the Robbinsdale Neighborhood Association. Identifying activities such as these should be done regularly by the Commission, as the needs and resources may change over time.

The Commission will also need to keep abreast of the developments in the community and which groups are involved. When something occurs that involves historic resources with the community, the Commission should identify an appropriate contact (if one has not already been identified through other public relations activities) and arrange to meet with that person.

B. PUBLIC EDUCATION

Educating the public on the value of historic and architectural resources in the community has been identified as a goal of the Historic Preservation Commission, and should be seen as a critical element of a successful ongoing outreach program. To this end, the Commission must:

- identify activities/opportunities which provide an avenue for disseminating information in an educational format to the public, to various groups, and to individuals; determine role that the Commission might take with each activity (i.e. a passive vs. active role; leadership vs. supportive role);
- identify topics of interest/need on which to educate the public;
- prepare and disseminate materials designed to address the issues and groups identified above;
- actively work with the city library to expand their resources on historic preservation, restoration, rehabilitation, etc.; continue to improve the resource "library" available through the City Planning Office;
- actively engage in an ongoing program of self-education.

There are a number of avenues of public education which the Commission might want to consider, several of which they have been involved in at one time or another. Specialty programs, such as a variety of activities and sessions scheduled for Preservation Week (in May), is an excellent example of a prime opportunity to actively disseminate information about the value of Rapid City's historic and architectural resources in the community. Other speciality programs might include such things as local "heritage" activities/festivals/programs where the Commission might take an active (presenting programs) or passive (having materials available at a booth) role in disseminating information to the public in attendance.

Two active ways in which the Commission might consider continuing their efforts of public education are (1) to continue writing and providing regular (monthly if possible) articles for publication in the Rapid City Journal in which a variety of topics, designed to interest various groups are different times, and (2) to design and present workshops and seminars regularly, also designed to address a variety of concerns. Topics for articles might include a feature story on a specific building or house; information about tax incentives; information about landscape preservation; suggestions about the preservation/restoration of interiors (fabrics, flooring, wall coverings, lighting, period decorations);

mail-order houses or Lustron houses in Rapid City. The list is endless. Possible topics for workshops and seminars (also an endless list) might include guidelines on how to research the history of historic homes and/or how to prepare a nomination for the National Register of Historic Places; tax incentives and financial advantages of historic preservation; and how-to seminars on preserving porches or landscapes or interior details.

Another avenue of educating about the value of the historic and architectural resources of the community which might be explored by the Commission is that if working within the school system with teachers who cover topics of local history. Not only do most school systems not teach about preservation, few teach about architecture in general. With rare exception (such as Preservation Week activities) do children have the opportunity to learn about the history and significance of their built environment. Many teachers would welcome a unit on architectural history and historic preservation; some would include the topic as an ongoing semester-long project.

Passive education is also important. The Historic Preservation Commission should be continually engaged in the distribution of brochures and pamphlets about the historic districts and homes in the community, self-guided walking (or driving) tours which include historic resources, financial incentives of preserving/restoring historic properties, and how-to's of specific restoration projects or National Register nominations. Distribution of these publications should be extensive and ongoing rather than selective. Possible avenues to consider for distribution include making the materials available at fairs and festivals (staffing an info booth would further enhance this educational opportunity); making the materials available to visitors through a variety of tourist support activities (possibly including availability at motels, hotels, restaurants, visitor centers, highway rest areas, etc.); and making the materials available through distribution to groups identified in this plan under public relations, through local businesses, the library, etc.

Distribution of printed materials can be costly, so it is advised that the Historic Preservation Commission consider two things in working toward this aspect of the plan. First, the Commission should consider redesigning existing brochures and pamphlets to a format more suitable (and cost-efficient) for extensive distribution, as well as appropriately designing new materials as well. Second, the Commission might want to consider the printing and distribution of materials as a possible project in which to enlist the support of various community groups (either who can help finance the venture or would be willing to distribute the materials and periodically check to replenish them).

The Commission should work with the staff at the public library to develop a list of resources which would enhance the holdings of the

library and encourage regular purchase of these additions. (It might be possible to write an article about the resources on preservation available through the library as one of the ongoing articles for the Journal.)

The final aspect of education which should be addressed by the Commission is that of self-education. It is critical that the members of the Commission be knowledgeable about several aspects of historic preservation to be most effective as a commission. Individual self-study can be an effective method of self-education and should be encouraged of the Commission's members. Although the public library has limited resources, several publications are available through the National Trust for Historic Preservation and the National Park Service. If the Commission is not currently on the mailing lists to receive publications such as *Preservation Briefs* and the *National Register Bulletins*, it should do so immediately. The Commission should contact the SHPO in Vermillion for additional educational materials.

A second aspect of self-education, education of the Commission as a group, should be implemented as well. The Commission should select topics of interest (or need) and regularly conduct "in-service" sessions for Commission members (and possibly guests). These sessions should be regular (at least yearly, possible more) and should include the use of the expertise of various preservationists.

Of course, some of this public education will directly overlap with the third component of outreach - publicity and marketing, which is addressed in the following section.

C. PUBLICITY and MARKETING

As with public relations and public education, publicity and marketing are critical components of successful outreach to the community. To this end, the Historic Preservation Commission must:

- identify which resources/activities the public should be made aware of; (i.e. historic resources such as the districts or National Register properties or information regarding financial incentives);
- identify target groups for each type of resource/activity;
- determine appropriate methods of publicity and marketing (i.e. printed brochures, news releases, posters, etc.);
- secure funding (if necessary) for printing and distribution;
- ensure distribution of publicity/marketing materials.

Many of the activities defined in the sections above (Public Relations and Public Education) will lend themselves to publicizing and marketing the historic resources and activities with which the Historic Preservation Commission is concerned, as there is significant overlap among the three components. It is critical, however, that the Commission recognize the importance of publicizing the resources and activities, as an exercise in itself, and not allow itself to become complacent with the outcomes from the activities in the above sections as its sole source of publicity/marketing. It is also of great importance to recognize the value of the resources and activities with which the Commission is involved, to take pride in that work, and to promote this to the general public. It must be noted that if the residents of and visitors to the community are to take full advantage of the historic resources and activities, they MUST be made aware of them and be kept updated to any changes.

Suggested activities for this section include preparing regular press releases (newspaper)/news releases (radio/TV) about activities of historic preservation interest; working with the local newspaper to do a feature (or series of) article(s) on historic preservation and/or the work of the Commission; and preparation and distribution of brochures/pamphlets such as the historic resources in the area, financial incentives/tax benefits of historic preservation, walking tours, National Register guidelines, suggested restoration/rehabilitation activities (homeowners and/or commercial), and a suggested reading list and local resources available. The Commission should also consider publicizing and marketing new activities and resources as they develop, as well as special events (i.e. Preservation Week activities).

The Historic Preservation Commission must strive to develop a comprehensive outreach program which addresses public relations, public education, publicity and marketing. Outreach to the community is a critical element in the success of the work of the Commission and a combination of activities will assist in this success. It is recognized, however, that the time, energy and resources of the Commission are limited. It is not recommended that ALL of these activities be undertaken at any one time; it is simply a "grocery list" of possible avenues to consider. The Commission must regularly review their needs in terms of outreach, adjusting the activities as appropriate.

IV. FUNDING CONCERNS

An overriding concern of most preservation-related activities and projects is that of funding. While restorations of historic buildings and structures for re-use are generally more cost-effective than building new buildings and structures, financing the work is usually the first concern mentioned by persons interested in undertaking the restoration of historic buildings. To promote the restoration and rehabilitation of the city's historic resources, the Historic Preservation Commission must provide incentives which will make preservation-related work more attractive to homeowners, business owners, and developers.

To this end, the Historic Preservation Commission must:

- investigate the possibility of establishing local financial assistance programs;
- compile information regarding financial incentives; distribute to perspective preservationists, real estate personnel, tax consultants;
- establish a design and technical assistance program to be available to homeowners, etc.
- consider establishing a local City Landmark Registry;
- work with others in the community to expand assistance resources.

A second financial concern is that of funding the work of the Historic Preservation Commission and the components of this preservation plan. To this end, the Commission must:

- establish funding priorities (short-term and long-range);
- identify potential funding sources;
- actively seek funding for designated projects.

While compiling and distributing information regarding incentives such as federal (and state?) tax programs and easement programs is relatively easy, establishing local funding assistance programs poses a greater challenge. It is recommended that the Historic Preservation Commission select a sub-committee whose responsibility it would be to thoroughly investigate the possibility of developing a local revolving loan fund for the use of preservation activities in Rapid City. Several communities have used revolving loan programs successfully and could serve as sources of information for designing a local loan program. The sub-committee and the Commission will need to

determine whether a loan program would provide the greatest impact for individual homeowners or to business/commercial owners/developers (or both).

Oftentimes, would-be preservationists "give up" for lack of design and technical assistance. This results in inappropriate restorations and rehabilitations, or worse yet, the total destruction of a historic resource. The Commission might consider developing an assistance program with any (or all) of the following components. First, and at the very least, the Commission should make referrals to qualified local preservation-minded professionals for assistance with design and/or technical expertise. Second, the Commission might want to consider employing a preservation professional to provide design and technical expertise on all preservation-related projects and activities. And third, the Commission could consider developing workshops and seminars which would offer design and technical assistance to perspective preservationists.

The next step in providing incentives to would-be preservationists might be the creation of a local City Landmark Registry. There are a number of historic resources in Rapid City which, for a variety of reasons, are either ineligible for nomination to the National Register of Historic Places or are unlikely to be nominated by the owner due to the perceived (and real) restrictions placed on the property. Developing a City Landmark Registry, which would be designed to recognize resources of local historic and architectural merit but NOT used as a tool for tight control, might entice some homeowners and business owners to pursue restorations/rehabilitations that might otherwise not occur. The incentive is, for some, the "prestige" of having a home/building on the City Landmark Registry; for others, it is the notion of preserving the resource because they "want" to, not because they "have" to. There might be a way to establish a "protection" clause for City Landmarks, similar to the 11.1 Review for National Register properties, which could be used to the advantage of the property owner, as well as the city.

A final avenue to consider for improving incentives in the community, is to work with others in the community to develop resources which might be seen as incentives to preservation. One example would be for the Commission to work with the local library (as previously mentioned) to expand the current resources and develop a section of restoration design, technology, funding assistance, etc. The current holdings at the city library are limited, but could easily be enhanced. For some homeowners, resources such as this might provide the assistance and incentive they seek.

Funding the work of the Historic Preservation Commission is another concern which must be addressed. It must be recognized that financial resources for carrying out the projects and activities is severely limited and that the Commission must be continually engaged in a decision-making process regarding the use of available funds. The scope of this preservation plan is extensive, necessitating a prioritization of which aspects to implement at which points in time.

The Commission should develop a list of short-term funding needs, as well as long-range funding needs. These lists should be prioritized so that if funding can be secured for only some of the work, that which is deemed most important will be accomplished first. (For example, if the Commission decides that continued survey work is a priority, they must decide which areas to survey first, second, third . . . so that if funding is available for only some of the survey work, that which is most critical will be completed first; and that if survey work is a higher priority than nominating properties to the National Register, that survey work be funded before nominations.) It may be necessary to revise these lists periodically, as priorities can change and new and pressing problems can develop.

The Commission must also work to identify a variety of funding sources which could be used to finance projects and activities. Examples of funding sources include state and federal grants (including Community Development Block Grants), grants from private foundations, and grants from local organizations. It may be helpful to have a small sub-committee do a thorough search of funding sources and opportunities, or to hiring a fundraising professional to seek the funding sources. Occasionally, funding will be available for projects or activities which the Commission might not have identified as a priority; the Commission should consider these situations individually, as the opportunity to complete this work might warrant pursuing the funding even if there are other more important concerns identified.

The final step is to pursue to appropriate sources to fund (or match) the work of the Commission. This may entail the preparation of grant proposals (hire a professional if necessary) and/or meeting with local organizations to present the proposals. Follow-up is a critical issue -- the Commission must ensure its occurrence.

While financing preservation efforts is an important consideration, it should not become the deciding factor in all of the work of the Commission. Providing incentives for local would-be preservationists is desirable (and generally helpful), but it is not impossible to encourage the work even in the absence of incentives. By the same token, while the work of the Commission will be impacted by the availability (or lack thereof) of funds for projects and activities, the Commission must continue to work toward its goals. Of course, it must be recognized that limited funding may result in a re-prioritization of the work to be completed over the course of the next couple years, but the efforts can be focused on less expensive, more cost-effective activities for the duration.

V. REGULATIONS AND OTHER ACTIONS FOR PROTECTING HISTORIC RESOURCES

A current goal of the Historic Preservation Commission is that of improving the level of protection for historic resources in Rapid City through the use of regulatory ordinances and review processes. To this end, the Commission must:

- develop design review guidelines as appropriate;
- develop ordinances for the historic districts; work toward implementing these ordinances;
- develop a city-wide ordinance that would include "eligible" (for National Register nomination) properties in the state 11.1 Review process;
- consider public ownership, easements;
- develop strategies for ADA compliance.

Recognizing the Commission's hesitancy to implement review guidelines and district ordinances until such time as the public would support their use, it is recommended that the Commission continue to develop these guidelines and ordinances, refining them as necessary, and educating the public (and the property owners) about the benefits and needs for such ordinances, until such time that the Commission feels would be appropriate for their implementation. It must be noted, however, that the absence of these protective measures seriously hinders the work of the Commission in their charge to protect the historic resources of the community. Delaying the implementation of ordinances will only result in further loss of resources.

In the meantime, the Commission must engage in other methods of protecting the historic resources in the community. One method, nomination to the National Register (see section on Nominations), has been suggested and discussed. A second method would be for the Commission to work toward the inclusion of "eligible" properties (those eligible for nomination to the National Register) under the 11.1 Review process (which currently applies only to those properties already nominated and accepted). Including eligible properties would allow for a far greater ability to protect resources from destruction without having to pass ordinances specific to an area of town (and would allow for protection of properties outside the areas of the ordinances). A third method of protection might that of public ownership and easements. Although often a more costly method of protecting resources, it is possible for the Commission to encourage the city to purchase historic properties to ensure their protection for future generations. Purchase of easements can also serve the same purpose.

A final way in which the Commission must be involved in protecting historic resources is by developing strategies for assisting property owners in complying with the Americans with Disabilities Act (ADA), which applies to historic structures. There are recommended and suggested methods for addressing concerns for disabled access to historic structures, and it should be the work of the Commission to inform and advise owners of historic properties about these methods and encouraging (requiring, if built into an ordinance) their use. Failure to do so will surely result in destruction of historic fabric in the buildings.

In summary, it is imperative that the Commission develop ways to enforce protective measures and work toward the implementation of these regulatory actions. Although there is much work that the Commission can continue without the backing of regulatory ordinances, to have them in place will only strengthen the work of the Commission.

VI. TIMELINES

This section is to be completed by the Historic Preservation Commission. Because much discussion is needed regarding the priorities of activities, it is impossible for the author to suggest appropriate timelines at this writing. Once the Commission has determined the course of its work based on suggestions in this plan (as well as an assessment of the energy and resources available to the Commission), a timeline for action should be relatively easy to create and insert at this point.

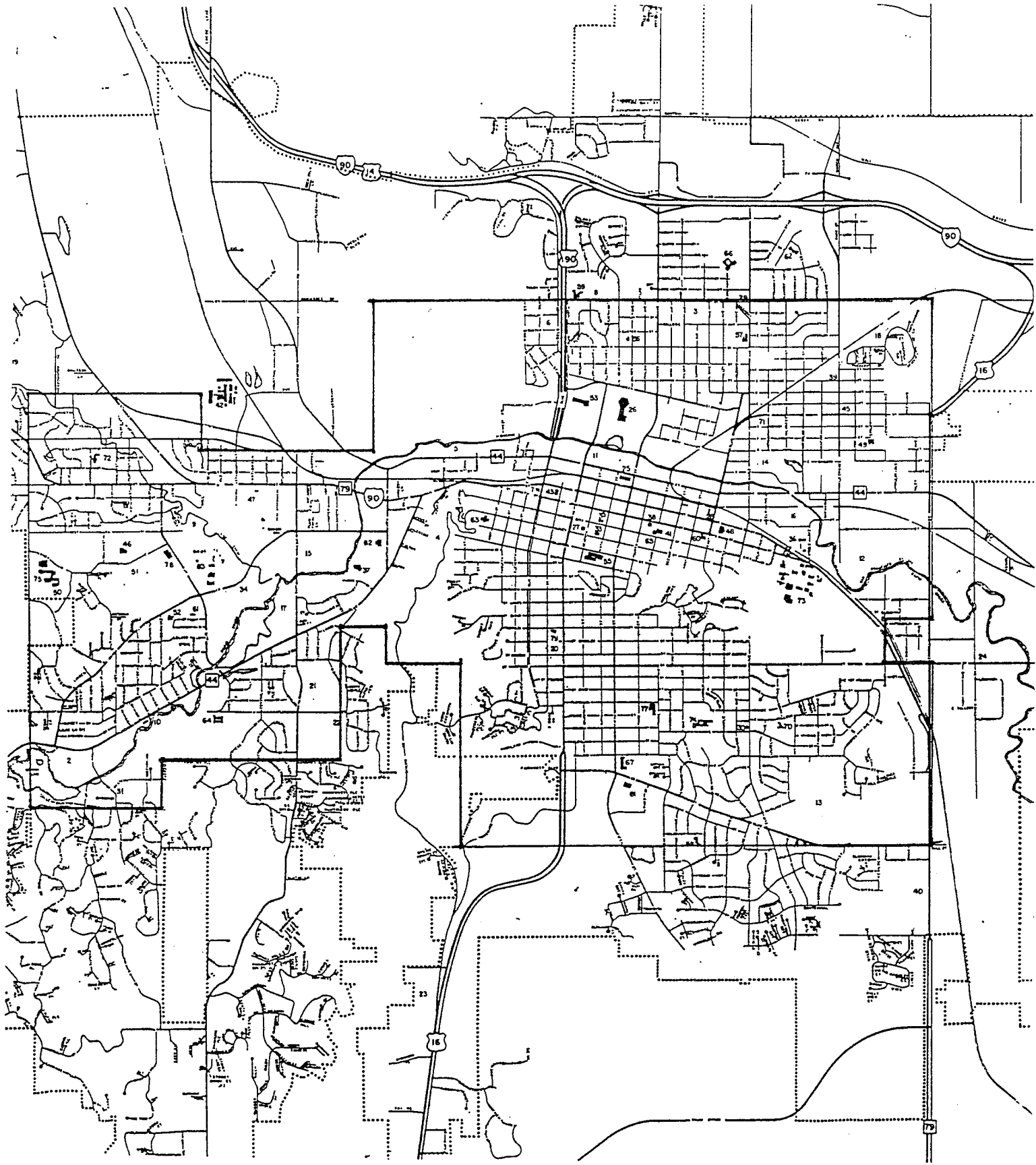
CONCLUSION

As outlined in the Introduction, this plan is designed to establish a framework in which to carry out the Historic Preservation Commission's goals and objectives and to identify activities and strategies by which the Commission can identify, protect and manage the community's historic resources. It is comprehensive in nature, and as such, should be viewed as a working document for the Commission.

It is important to note that, while comprehensive in nature, this plan is not intended to be conclusive or exhaustive. Several suggestions are included, but several more might be made. The work of the Historic Preservation Commission 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 couple years.

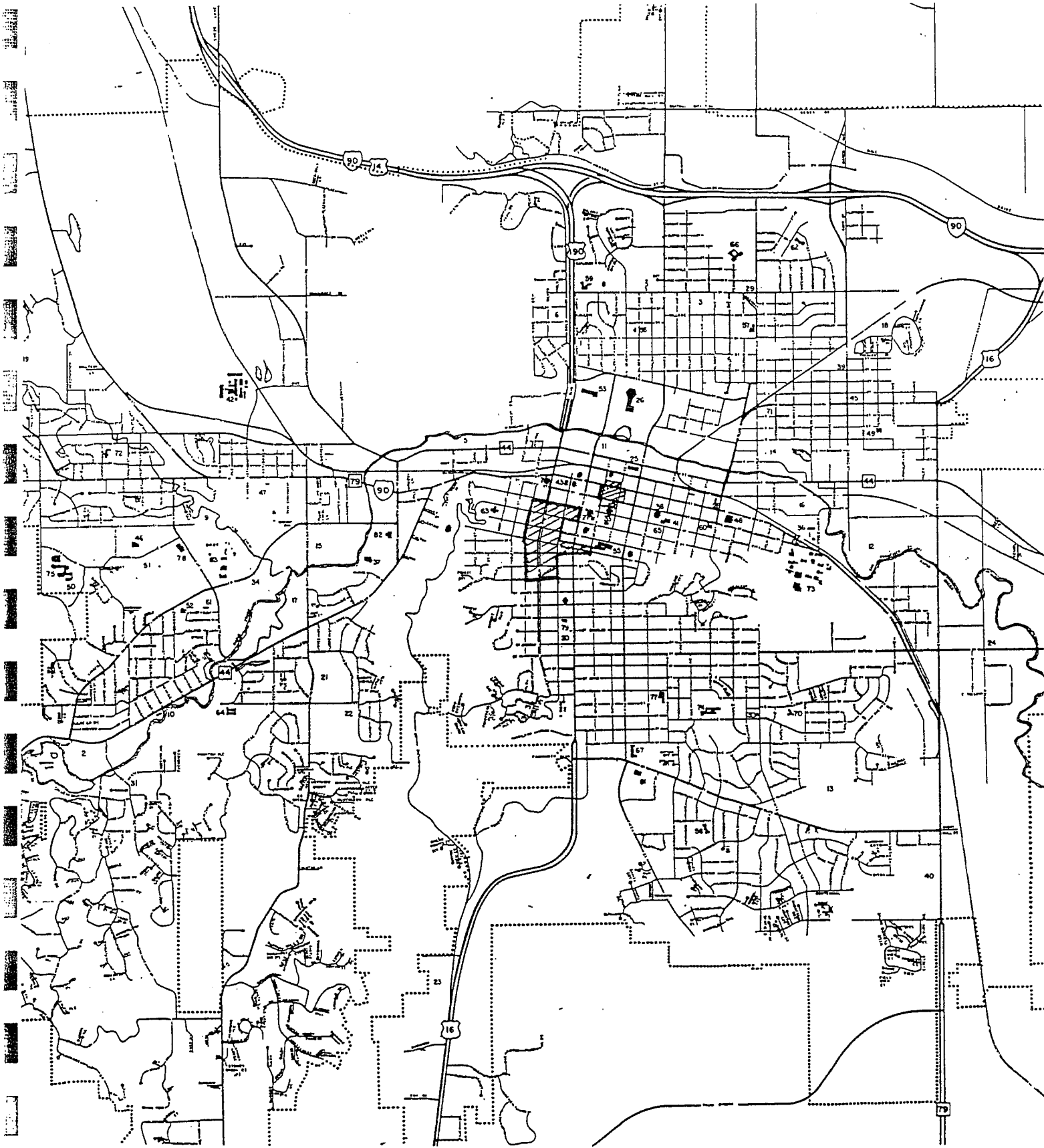
The responsibility of protecting and managing historic resources in the community ultimately lies with the community in general. It is the work of the Historic Preservation Commission, however, to ensure that the community is able to achieve this. To maximize the effectiveness of the efforts of the Commission, it is recommended that this plan be integrated into the City's Master Plan (the comprehensive planning document). Once integrated, the Commission will have the endorsement necessary to be taken seriously as a vital part of planning for the community's future by preserving its past.

APPENDICES

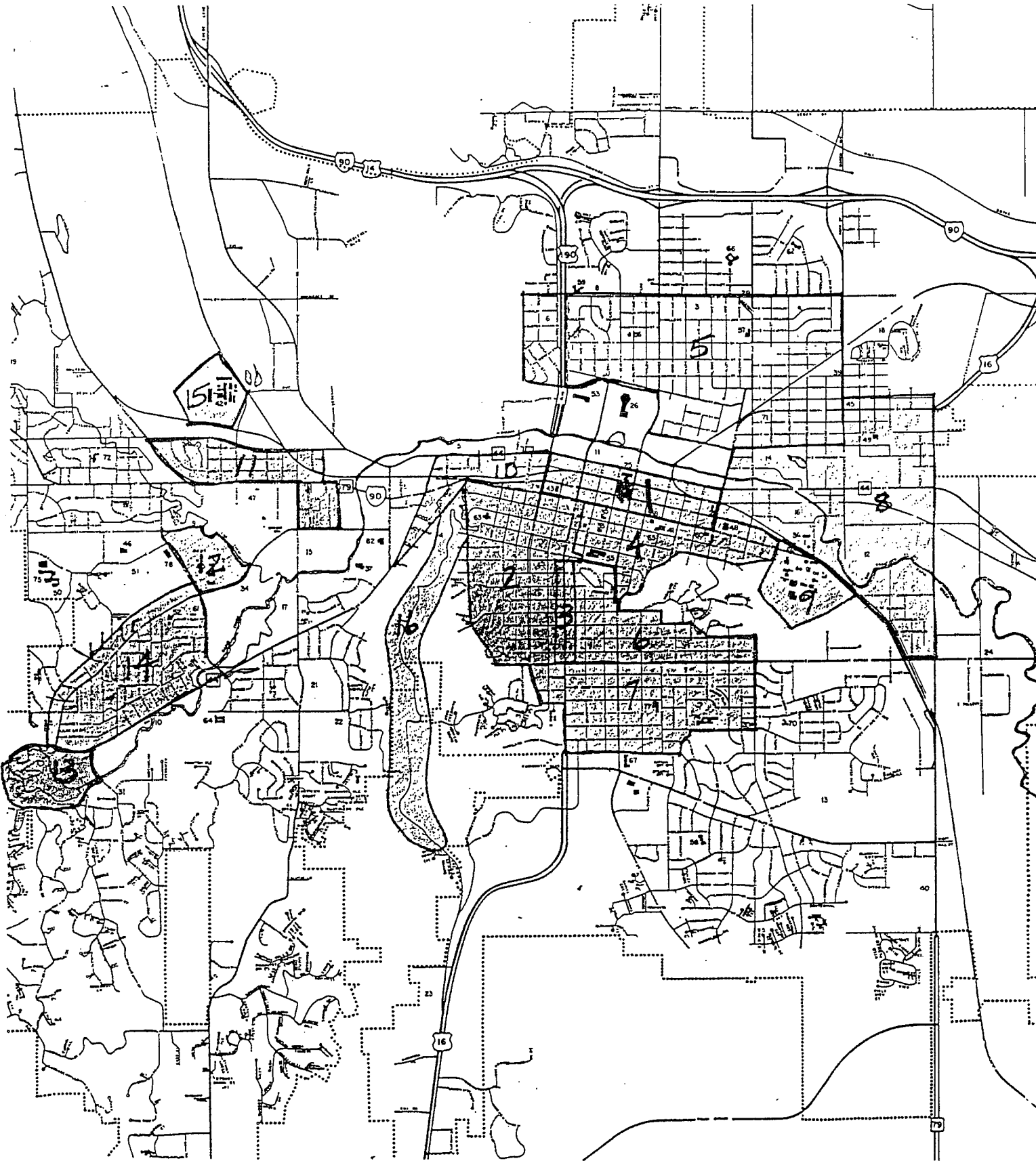


— 1940's City Limits

RAPID CITY SOUTH DAKOTA



• ▨ • EXISTING DISTRICTS & NATIONAL REGISTER PROPERTIES



GEOGRAPHIC AREAS