



CLAY COUNTY HISTORIC PRESERVATION PLAN ♦ 2002

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Clay County Historic Preservation Commission

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EXECUTIVE SUMMARY

The Clay County Historic Preservation Commission wants to establish priorities before issues arise; efficiently capitalize on volunteer time and limited funds; expedite decision-making, and listen attentively to grassroots opinions. Local citizens, who participated in a Town Meeting Workshop, identified aspects of the man-made and natural landscape that define Clay County's image and merit development, promotion, and protection. Citizens value:

1. Historic resources that are well-maintained, no matter where they are located in Clay County;
2. USD as an educational and cultural leader, and planning and preservation partner
3. People- and environmental-friendly amenities that connect residents and visitors to historic sites in Clay County and tell the story of a rich agricultural heritage built with a strong Scandinavian accent;
4. Clay County's riverside landscape and its national legacy in historic exploration and expansion.

Citizens report:

1. The Newcastle-Vermillion bridge as an economic boon. They are however, concerned about how bridge traffic will increase impacts on historic districts and potentially aggravate already sprawling development.
2. Administrative and planning steps need to be taken now to ensure sensitive river management and sound physical development of lower Vermillion occurs.
3. Promotion and special event planning occur now for the Lewis & Clark Bicentennial.
4. Transportation enhancements are a high priority and include:
 - Completion and expansion of existing bike and foot paths;
 - Installation of designed gateways;
 - Comprehensive county-wide tree planting and maintenance program;
 - Development of Missouri Riverfront Parks.
5. The Cherry Street and Dakota intersection as the least desirable vista in Clay County.

Clay County boasts outstanding preservation successes including: Anderson and Bylander Farms among others, rural schools, especially Burbank School #10, prairie churches, Austin-Whittemore House, Carnegie Library, First National Bank Building, Vermillion Arts Council, outstanding residential Forest Avenue and Vermillion Historic Districts, Lustron House, and many others. It is important to note, these are all private preservation efforts. Historic treasures: Old Main, the USD quadrangle and Spirit Mound, nine miles north of Vermillion, are substantial preservation projects with strong state and federal support. In Clay County, the public roles in public/private partnerships are opportunities yet to be met. For success, many recommendations in the preservation action plan will require public leadership.

Whether one considers the:

- ▶ Job-creating impact of a single rehabilitation project,
 - ▶ Cost effectiveness of a downtown revitalization program,
 - ▶ Stabilizing influence of a historic district,
 - ▶ Appeal of a heritage tourism strategy, or
 - ▶ Inclusion of preservation as a central element in an overall economic development plan,
- when preservation has been tried and measured, there is but one conclusion: preservation pays.

Cultural heritage tourism, one of the fastest growing components of the travel market is central to

economic development. Clay County offers a fine stock of cultural attractions and outstanding historic town and rural agricultural, religious, educational, and commercial resources punctuated with ethnic and cultural events. Combined with effective marketing of scenic beauty and year-round outdoor recreation, Clay County is well-poised to build upon its appeal as a visitor destination and travel base-of-operations. Before this occurs, protective measures need to be in place, so increased visitation does not negatively impact the historic resources such a tourism program would promote.

Before protection and promotion can occur, valuable historic resources need to be identified. This plan recommends conducting the following historic surveys and – if warranted – subsequent national, state, or local nominations and designations:

- ▶ Vermillion Commercial Historic District
- ▶ Agricultural resources, especially barns
- ▶ Churches, including cemetery architecture
- ▶ Country schools
- ▶ University of South Dakota district
- ▶ Cultural landscapes, especially farms and vistas
- ▶ Industrial resources
- ▶ Villages
- ▶ Town Halls
- ▶ Transportation resources
- ▶ Archeological resources.

At least initially, historic designation at the national, state, and local level should be initiated by the property owner.

In addition to surveys and designations, implement the following recommended strategy:

1. Amend the historic preservation ordinance to bring it into concert with state statutes;
2. Ratify the Clay County historic preservation plan;
3. Refer to the action plan and implement the program.
4. Strengthen the county-wide preservation program with educational programs, model projects, and successful partnerships.

One of the Preservation Commission's significant partners is USD. By understanding community and university goals and constraints, both can work together and preserve what is unique to each. Community leaders will have better success influencing university policy makers if they understand the institution's decision-making factors. University leaders will have better success as neighbors, by taking an active role in community development projects and considering adaptive or alternate use of campus buildings. Nationally there is an educational movement for community-based service learning where students and faculty work on real problems in the community to gain practical or laboratory experience. At USD the service learning program is called IDEA; is already in place, and an excellent opportunity for successful collaboration.

To accomplish preservation objectives, a variety of incentives exist on the federal and state levels including income tax credits and funding. Tax increment financing, direct loans or grants, and relief from zoning and building code regulations are all potential local governmental preservation assistance programs. All these things occur with a strong foundation in the law, especially in the U.S. Constitution. The recommendations offered are all in harmony with the Fifth Amendment, the right to own property free of the threat of seizure by government.

To celebrate Clay County's past, we must act now to prepare the past for the future.

CLAY COUNTY PRESERVATION PLAN

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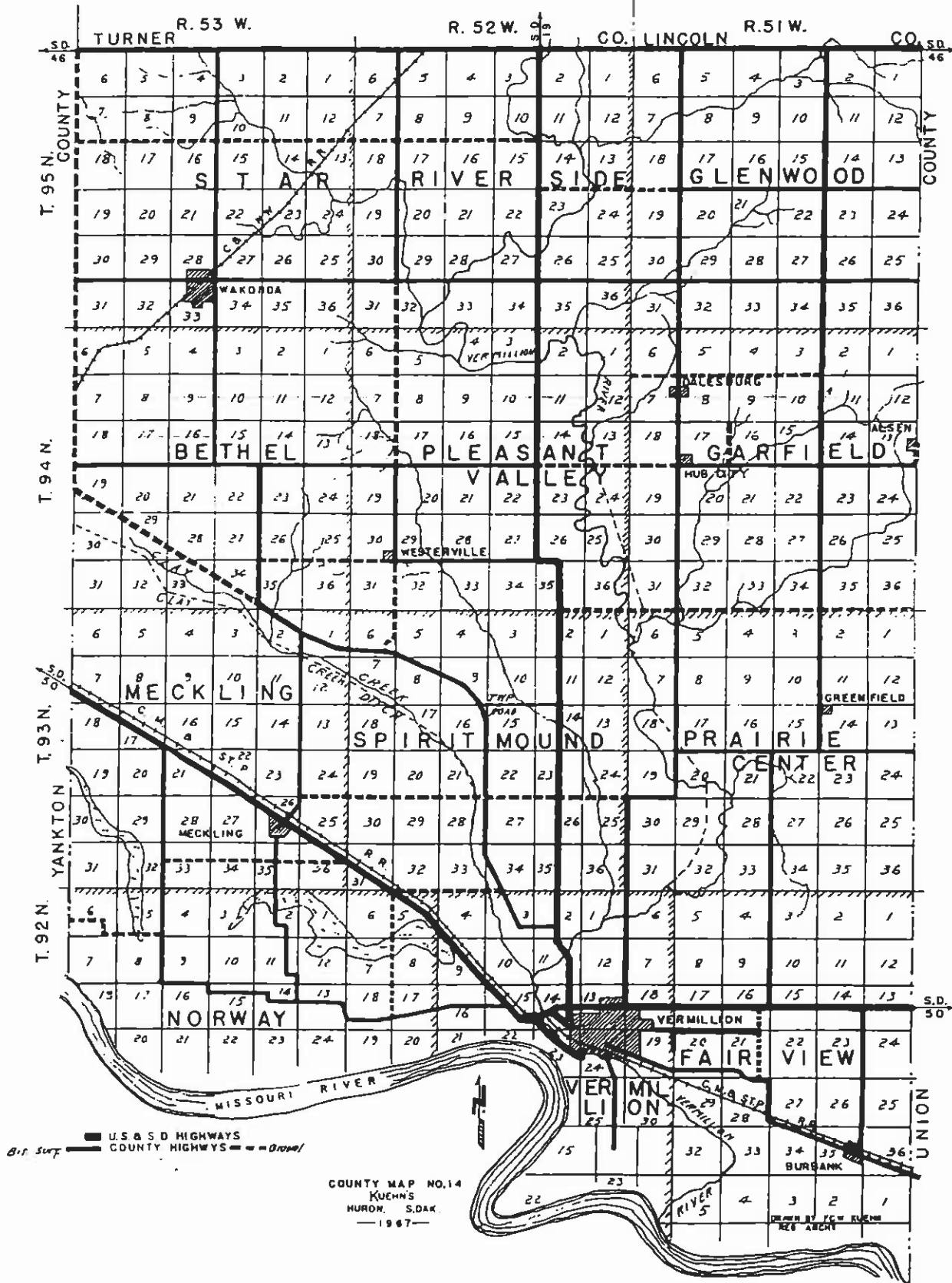
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CLAY COUNTY HIGHWAY MAP

SOUTH DAKOTA



The Clay County Commission created the Historic Preservation Commission to:

promote a comprehensive program of historic preservation in Clay County. The Commission promotes the use, conservation, and acquisition of historic properties in Clay County for the education, inspiration, pleasure, and enrichment of the citizens of the municipalities, county, state, and nation.'

The Historic Preservation Commission understood the scope of their public charge and determined a prudent approach to meeting their mission was to develop a comprehensive Historic Preservation Plan. The Historic Preservation Commission also recognized that important changes, the development of Spirit Mound's national interpretive center and construction of the Newcastle-Vermillion Bridge, required them to evaluate options and agree on a plan of action before these projects occurred.

Since the National Historic Preservation Act of 1966, as a nation we have learned that historic preservation activities impart:

- ▶ **Economic Development**, rehabilitation activity invests in built structures, creates jobs, and increases the tax base;
- ▶ **Downtown revitalization**, restores healthy downtown economic activity;
- ▶ **Tourism**, increases visitors who spend;
- ▶ **Community Pride**, increased community pride is often cited as an important intangible benefit of preservation activity, and
- ▶ **Quality of life**.

The South Dakota State Historic Preservation Office implements the National Historic Preservation Act on the state level and administers the Certified Local Government (CLG) for the National Park Service. CLGs are counties or municipalities that adopt a local preservation ordinance and meet certain standards. CLGs compete annually for a limited pool of federal grants and attend workshops to encourage networking among local governments.

The benefits of a CLG program are:

- ▶ Direct **revenue** for historic preservation activities;
- ▶ Increased private **investment** in historic preservation activities;
- ▶ Municipal **voice** in federal projects. CLGs are part of the review and negotiation process when federal funds or federal involvement occur on a project that could compromise the community's historic sites.

The Historic Preservation Commission wants to be proactive, and

- ▶ Take advantage of **opportunities** as they appear, especially funding ones;
- ▶ Establish **priorities** coolly before issues arise;
- ▶ **Agree** ahead of time what is important so there are no surprises for either developers or citizens;

Community leaders also want to expedite decision-making and make good use of volunteer time and limited funds. A good way to accomplish all these priorities is to write, adopt, and implement a preservation plan.

As an appointed citizen board, the Historic Preservation Commission keenly understands the importance of citizen input in good government. They also understand that a successful plan, one that is implemented, rests on a successful citizen-based planning process.

With support from the South Dakota State Historic Preservation Office, the Clay County Historic Preservation Commission conducted a consensus-based historic preservation workshop. Workshop process and results are reported in Chapter 6 of this plan and directed much of the plan's research and discussion.

Like other South Dakota CLGs, the Clay County historic preservation ordinance was crafted to enable the County to participate in the CLG program to help underwrite costs of a preservation program. And like other South Dakota CLGs, the Clay County historic preservation ordinance is out-of-sync with state statutes. In addition to developing a comprehensive preservation plan, the Historic Preservation Commission is simultaneously drafting an improved ordinance to enhance legal soundness. The plan will only be as good as the legal soundness on which it rests.

These important administrative concerns are only part of the reason for comprehensive preservation planning. The substantive reasons for planning are the quality of Clay County's historic resources and the threats to their continued existence.

Changes in the **farm economy** directly impact the farm landscape and Clay County's outstanding collection of historic farmsteads. A slow agricultural economy reduces funds spent for regular building maintenance. On working farms, older barns and other outbuildings become obsolete due to

changing agricultural practices. Fires, vandalism, natural weathering, neglect, a lack of appreciation, and a lack of technical preservation knowledge all threaten historic farmsteads.

Decreasing rural population creates a reduced funding base for historic churches, so needed maintenance is often postponed. **School consolidation** removed Clay County's rural schools from active educational use and left them with a dim future. Pressures balancing multiple and **demanding priorities** complicate USD's ability to fully celebrate some university historic resources. **Lack of knowledge** of sound preservation techniques handicaps well-meaning property owners who inadvertently compromise their properties when they remodel. Lack of **local incentives** complicates preservation activities. Absence of a revolving fund removes the **financial fuel** for preservation work. **State government policy** that labels historic resources an eyesore, undermines the revered values of thrift, reuse, and conservation prevalent in agriculture communities. Local economic policy that advocates **sprawling, auto-oriented, commercial development** instead of compact, pedestrian-friendly, downtown redevelopment squanders existing assets and municipal infrastructure. Failure to provide a **state-coordinated downtown redevelopment** program, abandons small towns to limited devices, talents, and resources. An expectation that preservation work is strictly the responsibility of the **private sector** irresponsibly eliminates needed **public leadership** for complex projects and activities.

Clay County's Historic Preservation Plan was developed to protect and maintain local historic resources that contribute to the unique character of Clay County.

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PRESERVATION BASICS

What we ourselves have built, we are at liberty to throw down. But what other men gave their strength and wealth and life to accomplish, their right over it does not pass away with their death. ♦ John Ruskin

Historic preservation is a commitment to conservation and a celebration of the tangible evidences of our past. Benefits of preservation activity are measured in positive community self-image, healthy neighborhoods, and high ratings on national livability polls for communities with strong programs. Preservation activities build community pride and result in an improved physical appearance of the community and increased revenue. In this plan, *community* includes rural and urban areas, and all the neighborhoods, municipalities, and townships that constitute Clay County.

Why Plan Now

This is a pivotal time for Clay County planning. Citizens who live in and deeply care about Clay County want to balance the past embodied in our historic resources with future economic development. The Clay County Historic Preservation Commission wants to: grow pro-actively with clear direction and established priorities; educate all Clay County's citizens, especially historic property-owners, about the special qualities that make Clay County unique; do this efficiently and carefully manage limited time and financial resources.

What is a Historic Preservation Plan

A historic preservation plan is a means of planning for a community's unique character and historic resources and works like a map that allows for multiple ways of reaching a

shared destination. It describes why preservation is important to the community and identifies those elements of the built and natural landscape that merit preservation, promotion, or protection. By recommending specific actions, this plan integrates preservation into Clay County's agenda so valuable historic assets serve as catalysts for continuing economic and community development. Preservation planning allows old – and new – buildings to establish a stimulating dialogue that respects the best of the past and present, and builds sound policies for the future.

In a time of tighter budgets, agencies must work smarter to stretch dollars even further and listen to community needs even more closely. A historic preservation plan is a critical step in prudent management of public and private dollars and limited volunteer time. An established plan defines priorities, expedites decision-making, and enables Clay County to compete effectively for public and private preservation funding.

The Clay County Historic Preservation Commission wants to work effectively, efficiently, and in a responsive manner that reflects the values of the community. Rather than speculate about which components of Clay County's diverse resources are important to the community, the Clay County Historic Preservation Commission consulted a group of citizens to identify those qualities of the man-made and natural landscape that define Clay County's image and merit development.

Discussion was not limited to preservation issues, but included community issues generally, to learn first-hand what concerns residents and what part preservation plays on the county-wide agenda.

The process for preparation of a historic preservation plan is nearly as important to successful implementation of the plan as the plan itself. The process must be one of education, consensus building, and empowerment, and must include community residents, business leaders, elected officials, city staff, and other stakeholders.²

Historic resources are the landmarks that frame day-to-day living in Clay County. They frame streets, house churches, shelter homes, warehouse businesses, and support institutions. They connect us in time to those who came before, and those who will follow. This plan serves to:

1. **Preserve** and maintain sites and structures that serve as significant visible reminders of Clay County's social, agricultural, architectural, and cultural history;
2. **Contribute** to the economic development and vitality of the community;
3. **Preserve the character** and livability of neighborhoods and strengthen civic pride through neighborhood conservation;
4. **Integrate** historic preservation more fully into Clay County's planning system and policies;
5. Provide a mechanism to **identify** and preserve the distinctive historic, architectural, and landscaping characteristics that represent Clay County's cultural, economic, and political character;

6. **Balance** and improve the interest of industry, commercial businesses, farmers, visitors, and homeowners by assuring that alteration or any improvements are performed in a manner consistent with Clay County's historic and architectural character, and to protect past and future investments by businesses and property owners;
7. Stabilize and improve **property values**;
8. **Create** an atmosphere and character consistent with the historic development of the community;
9. **Foster** civic understanding and pride in Clay County's history and architecture;
10. Foster and **encourage** preservation, restoration, and rehabilitation.

What gives a community its unique character is not individually designated museum-quality structures, but rather the entire collection of a community's historic resources. Historic resources do not stand alone as individual buildings or landscapes but are part of an entire fabric of a community.³

Why Preserve Our Past

Historic preservation recognizes places from the past that are important to the community, cares for them, and uses them in ways that enrich all of our lives. Land, houses, workplaces, roadways, and institutions showcase origins and development. Historic places help us understand who we are. These places root us to our neighborhoods, and protect and maintain our past for our children. Preservation:

- **Encourages a balance** between economic stability and appropriate growth, as a way to improve the

- quality-of-life for everyone;
- **Makes dollars and sense.** Compared to new construction, rehabilitating existing structures often costs less, conserves scarce materials, and provides more jobs. Preservation is one solution to many community problems, from energy conservation to affordable housing;
- **Provides opportunities** to visit historic sites for both educational and recreational purposes. These activities contribute significant tourist income to local and state governments.

The wide range of preservation activities nationwide is carried out by public and private partnerships. Each state has a State Historic Preservation Officer appointed by the governor to carry out the National Historic Preservation Act. Their responsibilities include conducting cultural resources surveys, preparing comprehensive statewide preservation plans, nominating properties to the National – and State – Register of Historic Places, reviewing federal projects for effects on historic properties, administering a range of assistance programs, providing public information, offering education and training programs, and furnishing technical assistance to counties, cities, and towns in developing local preservation programs.

In many South Dakota communities, Historic Preservation Commissions, like Clay County's, serve as key links in the national preservation partnership. They carry out responsibilities under local preservation ordinances that, among other activities, occasionally authorize review of changes to building exteriors and delay or prohibit demolition of designated historic properties. Preservation also fosters

economic revitalization of downtown areas. Regional and local historical societies and preservation organizations raise public awareness about the history of their communities and sponsor active preservation programs.

Most historic preservation occurs in the private sector. Twenty-seven percent of historic properties and sites belong to private owners who care for the nation's collective heritage.⁴ Most of them are homeowners, but private owners also include industries, churches, nonprofit organizations, businesses, and universities.

The National Register of Historic Places

The National Register of Historic Places is the official list of the nation's properties worthy of preservation. Authorized under the National Historic Preservation Act of 1966 and maintained by the National Park Service, the National Register is part of the national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register encompasses significant properties nominated by state and federal agencies as well as all historic areas in the National Park system and all National Historic Landmarks. National Register status qualifies historic properties for federal grants, tax incentives, and special consideration in the planning of federally assisted projects, but does not protect these resources nor fund their restoration.

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Township maps from E. Frank Peterson, *Illustrated Historical Atlas of Clay County, South Dakota*, published in 1901.

CLAY COUNTY'S HISTORY & CONTEXTS

What do we want with this vast worthless area, this region of savages and wild beasts, of deserts, shifting sands and whirlwinds of dust, of cactus and prairie dogs? To what use could we ever hope to put these great deserts or those endless mountain ranges, impregnable and covered to their very base with eternal snow? What use have we for such a country? Mr. President, I shall never vote one cent from the public treasury to place the Pacific Coast one inch nearer Boston than it is now. ❖ Daniel Webster, speaking in the U.S. Senate, 1838

A Historic Preservation Plan includes the history of a community to facilitate future decision-making. A community can best evaluate what is worthy of preservation, when they understand what factors contributed to the unique patterns of character-building of the community itself.

Geology

The story of Clay County's cultural landscape begins with the land, its geology, and the enduring dynamic between the land and its rivers. A vast primeval sea covered huge portions of what is now the Great Plains and western United States. Clay County, at 405 square miles, is the smallest of South Dakota's 67 counties. The county fronts on the Missouri River and measures approximately 18 miles east-west and 25 miles north-south. The Vermillion River drains the central part of the county and confluences with the Missouri River south of Vermillion. The Turkey Ridge highland ends in Spirit Mound, chalk rock densely covered with glacial debris.⁵

Native Americans

Burial mounds on the bluff above the Missouri River in Fairview Township indicate semi-sedentary people inhabited the area more than 1,000 years ago.⁶ Later the Omaha and Ponca tribes lived in the area. Still later, The Dakota

or Sioux Nation displaced these early people. *Dakota* means allies. The Ojibwa called these people *Nadouessioux* (enemies), which abbreviated to Sioux. The Sioux people included:

- ▶ **Santee – Dakota** (Eastern Sioux)
Mdewankanto, Wahpeton, Wahpekute, and Sisseton
- ▶ **Yankton – Nakota**
Yankton and Yantonai
- ▶ **Teton – Lakota** (Western Sioux)
Sihasapa (Blackfoot), Upper Brule, Lower Brule, Hunkpapa, Miniconjou, Oglala, Sans Arcs and Oohenonpa (Two-Kettle).

Prolonged warfare with the Ojibwa drove the Sioux into southern and western Minnesota. During the late 1700s, the Sioux Nations were forced from Minnesota onto present-day North and South Dakota where they displaced local tribes, abandoned their traditional agricultural activity, and adopted the Buffalo/Horse culture of the Great Plains. Their homes clustered along the banks of streams and rivers; they hunted and used buffalo for food, shelter, clothing, and ceremonial rituals.

The Yankton Sioux lived and worshiped in and around what would become Clay County, and their archeological and historical record significantly contributes to the heritage of the community, state, region, and nation. Opportunities exist for preservation activities

to include exploration of this archeological and historical legacy.

Exploration

The \$15 million Louisiana Purchase, of which Clay County was a part, was the greatest land deal in history, doubling the size of the United States at less than three cents per acre. President Thomas Jefferson charged the Corps of Discovery, led by Meriwether Lewis and William Clark, with exploration of the northern reaches of the Purchase, specifically to seek a northwest water passage from the Mississippi River to the Pacific Ocean. The Corps traveled along the Missouri River in South Dakota, and their presence blazed a trail for others to follow. Their journals record that they met more friends than enemies among the native people.

The Lewis and Clark Expedition was one of the most dramatic and significant episodes in the history of the United States. In 1804-06 the Corps of Discovery carried the destiny as well as the flag of our nation westward from the Mississippi across thousands of miles of mostly unknown land to the Pacific Ocean. This epic feat fired the imagination of the American people and made them feel the full sweep of the continent. In its scope and achievements, the Expedition towers among the major explorations of the world.⁷

The Lewis and Clark Expedition findings contributed vital new knowledge concerning the vast, previously unknown land, its resources, and its native inhabitants. The resulting geopolitical impact of the mission had far-reaching effects upon international boundaries and relations. The Lewis and Clark journals disclose in simple eloquence, extraordinary deeds of a sincere, determined

frontier breed that endures as a lasting legacy.⁸

In his journal, Captain William Clark reported an overland journey to Spirit Mound on August 25, 1804:

from the top of this Mound we beheld a most buteful landscape; Numerous herd of buffalow were Seen feeding in various directions. [sic] The Corps gathered: delicious froot such as Grapes, Plumbs and Blue Currents. [sic]

Fur Trade

In 1835, the American Fur company steamer *Yellowstone* landed on the Missouri River bank south of present day Burbank, where Francois LeRoi established the Fort Vermillion trading post. The Columbia Fur Company operated a trading post at the mouth of the Vermillion River.⁹ South of Burbank was Negro Bend, where steamboats refueled their wood supply.

A party of 200 Mormons fleeing persecution in Nauvoo, Illinois wintered at Fort Vermillion in 1845-46.

The Sioux resolutely resisted incursions upon their domain. With the advance of the white frontier west of the Mississippi River, the United States negotiated the First Treaty of Fort Laramie in 1851, which ceded all the land west of the Missouri River to the Sioux nation.

The Missouri River Valley forms a natural travel route through the heart of the nation. In 1856, the military established Fort Randall and travelers by foot, horseback, and wagon established the Military Road along the Missouri River between Sioux City and Fort Randall. Later traffic increased along the road as prospectors hurried off to gold fields in

Idaho and Montana. Dakota Territory requested Congress survey the Military Road and evaluate the necessity for river bridges; Congress authorized the Sioux City-Fort Randall project. With a total appropriation of \$62,000 an official survey straightened and shortened the road, improved the surface, and built bridges across the Big Sioux, Vermillion, and James Rivers. Before the advent of rail travel, the Military Road, as it continued to be called, was the way west and the way home. Freighters, homesteaders, soldiers, the year's harvest, adventurers, and stage routes with passengers and mail traveled the road and connected eastern agricultural communities with western mining districts.

In 1860 Halvor Swenson built the Eight Mile House on the Military Road in Lincoln. This building was the first in what later became Meckling, named for a grading contractor when the Dakota Southern Railroad was built in 1872. Samuel Walton platted the town site in 1873.

Settlement

Prospective settlers, including 31 families from Norwegian settlements in Wisconsin and Iowa, gathered in Concord and North Bend, Nebraska, awaiting opening of Dakota Indian Lands. The Yankton Sioux negotiated a treaty that ceded most of the land between the Big Sioux and Missouri Rivers to settlement. In 1859, Major A. H. Redfield, Indian agent, opened the Greenwood Agency as the Yankton Sioux reservation. The Norwegians settled west of Vermillion at Lincoln in Norway Township. In 1861, President Buchanan signed the bill creating Dakota Territory, which included today's states of North and South Dakota, Montana, Nebraska, and Wyoming. That same year, the first

Territorial Legislature formed Clay County, named for the statesman, Henry Clay, and designated Vermillion the county seat. Later, President Lincoln appointed William Jayne the first Territorial Governor.

In 1862 Congress authorized the construction of the Union Pacific and the Central Pacific that together would provide the first railroad link between the Mississippi Valley and the Pacific Coast. To encourage the rapid completion of those roads, Congress provided generous land grants and loans to railroad builders. The transcontinental railroad fostered rapid growth of the great plains.

The Homestead Act of 1862 allowed settlers to claim 160 acres of land for farming. Homesteaders lived on and farmed a quarter section for five years, at the end of which the homesteader received a patent on the land. The new railroads brought eager homesteaders seeking free land to Dakota. Agriculture prompted settlement and development in eastern South Dakota.

In 1862, rumors spread of an Indian uprising. Homesteaders fled Clay County. The Dakota Territory organized the Dakota Cavalry. Captain Miner, Company A, and Captain Tripp, Company C, conducted reconnaissance missions for the 7th Iowa Cavalry patrolling the Big Sioux River and James River valleys.

In the 1860s, the thriving trade center of Dalesburg was named for the settlement of Swedes who migrated to America to escape strained economic conditions in their native land.

In 1864, Captain Nelson Miner, his cavalry company and local citizens built the first permanent school in Dakota Territory in a log

structure. The Log Schoolhouse served as a meeting place and polling place and provided space for church services and political gatherings, and established early Vermillion's role as an Territorial and state education leader.

Ethnic Heritage

American-born farmers constituted the majority of residents, however, Clay County's farmers represented old world cultures, predominantly Scandinavians; Danes, Finns, Norwegians, and Swedes. Kinship and nationality ties drew these farmers together and they often settled near one another. The Irish settled in Lodi. The ethnic traditions of yesterday significantly contribute to Clay County's heritage today.

Daniel Peter Brown, Swedish immigrant, served in the Union Army during the Civil War, notably during the siege of Vicksburg. In 1868, he established a log cabin on his homestead claim in Riverside Township. A skilled linguist, Brown helped Swedish immigrants file for homestead claims at the U.S. Land Office, Vermillion, and taught English to immigrant children. Reverend Brown's cabin was a destination for Swedes and Norwegians needing assistance; he also administered to the spiritual needs of early Scandinavian homesteaders.

The telegraph line from Sioux City to Yankton instantly linked Vermillion to the rest of the nation.

Bloomington was established in 1871 and named for the Bloomington Flour Mill built by McHenry and Turner in 1869. The last mill operator, Wastlund, equipped it with the first turbine in the area.

In 1872, the Dakota Southern Railroad (later the Chicago, Milwaukee & St. Paul) reached Clay County creating distant markets for local agricultural products. Vermillion merchants raised \$4,000 for depot construction.

Beginning in 1873, grasshoppers plagued the region for six years, and farmers learned that corn was a more hardy and profitable agricultural product than wheat.

The village of Vermillion organized in 1873 and incorporated in 1877. Philip Chandler surveyed and platted Lodi in 1873 and the community subsequently incorporated.

Gold

The 1874 discovery of gold in the Black Hills of South Dakota, brought sudden and profound economic, social, and political change to the Territory. Enterprising Clay County entrepreneurs freighted agricultural products and equipment to the Black Hills anticipating the Great Sioux Reservation would be opened to white settlement.

To accommodate pedestrians and more particularly school children, a wooden stairway was built up the Vermillion bluff to what is now the south end of Market Street. Built by private individuals shortly after rail depot construction, Vermillion assumed responsibility for its upkeep whenever in disrepair. In 1880, the city council authorized the construction of a new set of steps for safer walking. This stairway up the hill from the depot remained in use for many years, frequented especially by university students walking with suitcases to and from trains. Its renovation became a WPA project during the 1930s, but eventually the staircase fell into entire disuse.¹⁰

Citizens voted to adopt township government in 1880, and created and named Clay County's current twelve townships: Bethel, Fairview, Garfield, Glenwood, Meckling, Norway, Pleasant Valley, Prairie Center, Riverside, Spirit Mound, Star, and Vermillion.

In 1878, Vermillion incorporated and elected John L. Jolley as its first mayor.

Flood of 1881

Missouri is Sac-Fox word meaning *big muddy*. In the spring of 1881, the Missouri was the big icy. During the legendary winter of 1880-81 heavy snows blanketed the countryside reaching a depth of ten feet in places. A sudden upstream thaw sent huge slabs of ice tumbling downriver. The power of the swollen river flooded much of Clay County; the force of the cascading ice tore into buildings and almost totally destroyed Vermillion. Residents fled rising water and then voted to permanently relocate Vermillion from the bottomland to the top of the bluff. Resolutely, they built new homes and relocated businesses. Ice floes began March 27 and flood stage lasted until May 1.

The house across the street from the Meckling post office survived the flood as did the grain elevator, which sheltered 74 flood refugees. Most of the surrounding homes, farm buildings and livestock were lost. Contributions for Dakota flood relief came from all parts of the nation. Officials estimated property damage for Clay County at \$450,000; damage in Vermillion totaled \$140,000.¹¹

After the flood, the Missouri River cut a new channel across a half mile neck of land and created The Island, which was formerly part of Nebraska, and shortened the river by twelve

miles. The Island was notorious for lawlessness and called Asymtote or Tote, a corruption of the French word denoting not quite straight nor level. The Territorial Legislature prohibited the sale of intoxicating liquor within three miles of Dakota University. Enforcement provided thorny problems as saloons moved to The Island. To Dakota authorities, saloon keepers pleaded they were in Nebraska; to Nebraska authorities they contended they were in Dakota. In 1898 The Island was awarded to South Dakota and annexed to Clay County.

The Saint Columbkil's church, named by Irish settlers of the area in 1882, was organized north of Wakonda and in 1897 moved into town and joined Saint Patrick's Church. Platted in 1888, Wakonda was chartered in 1893. The name Wakonda is taken from the Santee Sioux word, *wakan*, meaning holy, mysterious, wonderful. The 1886 Wakonda House is the oldest structure on Main Street.

Statehood

Clay County citizens held an influential role in the march toward statehood. Rapid expansion of the Dakota Boom (1878-1887) led to calls for division of the territory and separate statehood for the southern half of Dakota. The southern part of the Territory held constitutional conventions in 1883 and 1885; the latter established the State of Dakota. Dual statehood based on a division at the forty-sixth parallel received congressional approval in 1889, and both North and South Dakota entered the Union simultaneously.

University of South Dakota

Clay County and the University of South Dakota grew up together and intertwined.

This common development explains the strong bond each has for the other, and the sometimes blurred lines between them.

In 1862, the first territorial legislature authorized the location of the University of Dakota in Vermillion. Classes commenced in the Courthouse on October 16, 1882. The west wing of the *University Structure*, later to be named University Hall, Main Hall, and Old Main, opened the following year. In 1891, when officially named University of South Dakota, the campus comprised three buildings: Main, East, and West Halls.¹²

Territorial Governor, G. A. Pierce described West Hall in 1878 as *a monstrously, ill-designed, badly constructed, and entirely out-of-keeping with the rest of the University buildings*. West Hall burned in 1905.

In 1893, Main Hall burned; over the period of 1894 - 1899 the present structure replaced the original. Wallace L. Dow designed the new structure and incorporated elements from the South Dakota Building of the Chicago World's Fair: the circular skylight, balcony railings, iron columns, and, possibly, the frieze over the main entrance.¹³

The President's report of 1892 stated that the grounds reflected discredit upon the State. Teams and wagons cut up the campus unrestrained by fences and proper drives. By the early 1900s, grounds were substantially improved.

The early 1900s were a time of substantial building growth: Science Hall (1902); Old Armory (1905); East Hall (expanded in 1907 and 1911). Joseph Schwarz designed the old Law Building, now Arts & Sciences (1908), based on a similar building on the campus of

Ohio State University, Columbus.¹⁴

The campus grew quickly during the next two decades, characterized by a variety of architectural styles: Carnegie Library (1911), now the Shrine to Music; Chemistry Building (1915), now Pardee Laboratories; Old Power Plant (1916); Observatory (1917); Dakota Hall (1919); Stadium (1924); Slagle Hall (1925); New Armory (1929), now E. O. Lawrence Telcom Center.¹⁵

Agriculture

S. A. Ufford started the first creamery in the county on a seasonal basis in 1881 in Fairview Township. In 1883, Frank M. Smith established the largest creamery in Dakota Territory, which operated year round, in Vermillion.¹⁶ In 1890 the Gayville-Meckling area was locally referred to as the hay capital of the United States.¹⁷ This enduring hay production success prompts Meckling to refer to itself today as the *Hay Capital of the World*, while Gayville promotes itself as the *Hay Capital of the Universe*. During this time, the agricultural economy grew and diversified. Corn production doubled; wheat production remained key; linseed oil and a linen mill developed; farmers experimented with sugar beet production; creameries boomed.¹⁸

A 1900 tornado destroyed much of Bloomingdale.

A tri-county town, Irene is located in Clay, Turner, and Yankton Counties. The entire town was placed within Clay County jurisdiction in 1905.

National sentiment regarding international conflict gave rise to the Immigration Act and

closing of the Office of Immigration at the beginning of World War I. These national immigration policy changes impeded further immigration of European farmers to Clay County.

Tourism

Since the visit of President Calvin Coolidge in 1927, tourist trade grew steadily until today it is one of the Black Hills' and South Dakota's major industries.¹⁹

During the Great Depression, Gutzon Borglum sculpted Mount Rushmore, emblematic of South Dakota's tourism industry. This legacy endures today and draws nationally significant numbers of visitors not only to Mount Rushmore and the Black Hills, but to all of South Dakota, including Clay County.

The W. H. Over Dakota Museum received three of the Bloomingdale flour millstones, which WPA workers installed in the band shell in Prentis Park, Vermillion, during the 1930s.

Architecture

Clay County's architectural heritage offers vivid contrasts, but is characterized by a preponderance of modest, vintage, frame or brick homes, brick and stone commercial and institutional structures, and agricultural resources. These historic resources attest to the importance of farmers in growing the economy of Clay County, South Dakota, and the American West.

In Clay County, early wooden commercial buildings quickly gave way to more substantial brick structures as the economy strengthened.

Clay County's older residential neighborhoods

incorporate a mixture of the elaborate influences of the late 19th century Victorian architecture and the modest designs of vernacular styles.

The Queen Anne style is identified by its steep-pitched, irregularly shaped roofs, use of patterned shingles – often resembling fish scales – on gables, and decorative millwork. Towers or turrets are common on more elaborate homes.²⁰

Many of these older homes originally occupied larger lots, with more modest homes filling in the blocks as the economy changed.

In following popular styles, Clay County's architecture provides a reflection of how these styles were altered and adapted by local builders, and a record of the typical growth and development of Great Plains towns.²¹

Experimental Farm

The Southeast South Dakota Experimental Farm, established in 1956, honors Gustavus Norgren, early pioneer, on whose homestead it is located. The Experimental Farm is an agricultural research demonstration facility. The Norgren family, farmers and citizens in Lincoln, Turner, Union, Clay, Yankton, Bon Homme, Hutchinson, Minnehaha, Charles Mix and other counties raised the funds needed to purchase the farm. The farm is a cooperative project between South Dakota State University and the directors of the Experimental Farm.

Historic Preservation Commission

In 1987, the Clay County Commission reorganized the Historic Preservation Commission acknowledging institutional

awareness of the importance of celebrating Clay County's legacy.

Contexts

These evolving stories are historic contexts, bodies of information about historic properties organized by theme, place, or time. A context may be based upon:

1. One or a series of **events** or activities;
2. **Patterns** of community development;
3. **Associations** with the life of a person or group of persons that influenced the destiny and character of a region or a stage of physical development;
4. **Evolution** of a building form or architectural style;
5. **Use** of a material and method of construction that helped shape the historic identity of a community;
6. **Research** topic or site type that will expand our knowledge and understanding of an area's development, past cultural affiliations, and human activities and interaction where written records are lacking.

Grouped together as a set, the historic contexts for a community form a comprehensive summary of all aspects of the community's history and prehistory.

To meet preservation needs and the *Secretary of Interior's Standards for Preservation Planning*, Clay County's historic contexts are identified:

- ▶ Agriculture
- ▶ Architecture
- ▶ Commerce
- ▶ Communication
- ▶ Community Development
- ▶ Conservation
- ▶ Culture

- ▶ Cultural Landscapes
- ▶ Education
- ▶ Fur Trading
- ▶ Ethnic Groups, especially Scandinavians
- ▶ Exploration
- ▶ Government
- ▶ Industry
- ▶ Mining
- ▶ Native Americans
- ▶ Prehistory
- ▶ Recreation and Tourism
- ▶ Religion
- ▶ Social, and
- ▶ Transportation.

While each of these contexts contribute to Clay County's history, agriculture (and irrigation), transportation, tourism, cultural life, cultural landscapes, and the built environment are Clay County's star historic contexts.

Clay County's Historic Periods

Proto-Historic	A.D. 500-1800
Early Historic	1800-1842
Pre-Territorial	1842-1861
Territorial	1861-1889
Expansion	1889-1920
Depression	1920-1939
Modern	1939-present

Identifying Resources

These resources enhance our understanding of the historical and cultural foundations of the nation.

For properties listed in the National Register,

The Secretary of Interior's Standards for Identification and Evaluation require:

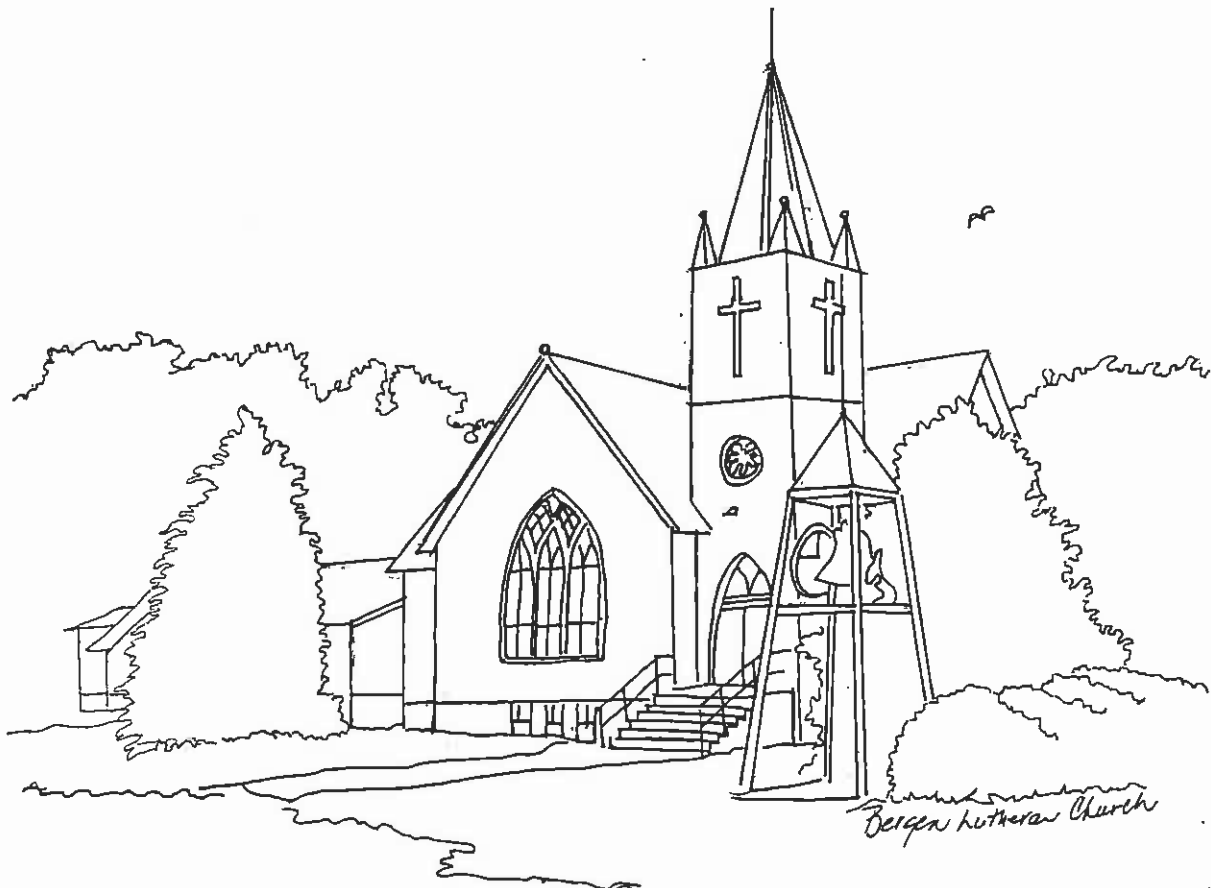
1. Properties possess significance based on one of the following criteria:
 - A. Associated with events that have made a significant contribution to the **broad patterns** of our history, or
 - B. Associated with the lives of **persons significant** in our past, or
 - C. Embody the distinctive characteristics of a type, period, or method of **construction** that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
 - D. Have yielded, or may be likely to yield, **information** important in

prehistory or history.

2. Properties must possess **integrity** of location, design, setting, materials, workmanship, feeling, and association.

These properties may be significant on the local, state, or national level. Properties that achieved significance within the last 50 years are not considered eligible for the National Register unless they are exceptionally significant.

By developing historic contexts based on research and property types, a practical decision-making framework forms. Decisions can be made regarding the importance and integrity of actual properties within the same theme, period, and geographic area.



Clay County's historic preservation efforts are gaining substantial momentum. With sound leadership, Clay County's historic resources will enjoy a renaissance that will imbue the entire community with increased vitality and an appealing visual identity.

Clay County's preservation successes are largely the work of the private sector and include resources demonstrating:

- ▶ Continued historic use
- ▶ Adaptive use
- ▶ Museums and artifacts
- ▶ Governments roles.

Continued Historic Use

Spirit Mound

For years, Clay county residents worked and raised money to preserve Spirit Mound, a prairie hill visited by Lewis and Clark. Finally, thanks to state and federal help, the local citizens' dream of a small park and welcome center is moving forward.²² National Park Service's interpretation of this Lewis & Clark site will begin this spring with National Historic Landmark designation to follow in 2004 for the Bicentennial of the Corps of Discovery. Native grasses have been restored and the quality of the site is improving greatly. Clay County is fortunate that preservation and development of such a pre-eminent national historic site is advancing.

Anderson Farm

Each year the national BARN AGAIN! program sponsors a contest that awards cash prizes for excellence in barn rehabilitation and

farm and ranch preservation. The Anderson Barn outside of Beresford is a national BARN AGAIN! award winner. The Farm is a preservation success since it has enjoyed a responsible and timely maintenance program throughout its history. Quality preservation is quality maintenance and the Anderson Farm demonstrates this concept admirably and also retains its historic agricultural function.

Lustron House

Returning World War II veterans found housing in short supply. In 1946, Carl Strandlund of the Chicago Vitreous Enamel Products company designed a prefabricated, all-steel, porcelain enameled, 1,000 square foot house that could be produced for less than \$10,000, and assembled on a concrete slab in three or four days. Strandlund constructed the prototype Lustron in Hinsdale, Illinois. After acquiring financing, production began in a former bomber plant in Columbus, Ohio in 1948. Through a network of builders and dealers, Strandlund shipped Lustrons across the country, however, most houses were built east of the Mississippi River. As popular as the easy-care houses were with their owners, the company could not withstand pressures of backorders and slow production, and the Lustron Corporation, deeply in debt and facing foreclosure, ceased production in 1950. Approximately 2,500 of the steel houses were produced.²³ Clay County's Lustron House at 410 Idaho Street, Wakonda, is listed in the National Register of Historic Places.

Adaptive Use

Carnegie Library

When the Carnegie Library no longer could meet citizens' educational needs, Clay County built a new facility. Subsequently, attorneys restored the library to its elegant appearance and adaptively use the space for law offices.

Vermillion Arts Council

The members of St. Agnes Catholic Church found that the historic 1906 church building no longer met their congregation's needs. Finding a new owner to respectfully reuse a religious property is a challenging task. Non-religious reuses that are the least intrusive or damaging to the physical fabric of older religious buildings are the most successful. The most sympathetic reuses for religious properties call for the worship space to continue to serve as a social gathering place. Many cultural or performing arts organizations, like the Vermillion Area Arts Council, have successfully found affordable homes in former religious spaces like St. Agnes' Church.

Rural Schools

Many Clay County country schools are enjoying a renaissance as family homes. This adaptive use of historic structures is driven entirely by the private sector. Some school/home adaptations more successfully respect the historic features of the building and its surrounding cultural landscape. Some interiors are exceptionally well-preserved and celebrate the educational activity that once flourished in these buildings.

Burbank School #10

School #10 continues to serve Burbank as a center of community life and a public meeting place. The building is the only meeting hall in Fairview township; the township board and the Community, Parks, and Cemetery Association continue to meet there. Burbank School is a preservation success in the making. Local advocates succeeded in nominating the Burbank School #10 to the National Register of Historic Places and launched campaigns to underwrite the costs of needed repairs. As needed rehabilitation continues to occur here, Burbank School #10 endures as the focal point of community life.

Museums & Artifacts

Austin-Whittemore House

The 1882 Austin-Whittemore House, home of the Clay County Historical Society and the Clay County Historic Preservation Commission, nearly became a parking lot. After the death of Mrs. Whittemore, her out-of-state family chose to sell the property to a nearby grocery store for parking. To avoid such a tremendous loss, civic-minded citizens met with Mr. Whittemore, his mother's heir, following a piano concert he performed at USD. Mr. Whittemore generously agreed to gift the house to the Clay County Historical Society, providing the Society purchased the land. Overwhelmed by their own success, the Clay County Historical Society launched an aggressive fund-raising campaign to purchase the lots and preserve the Austin-Whittemore House for the education of future generations.

Reverend Brown's Cabin

Reverend Brown's cabin remains on the original Brown homestead, though not in its original location. Early efforts to preserve the cabin required moving it and replacing many of the cabin's logs. Both these activities, while well-meaning, have compromised the historic integrity of this legendary cabin, which is embroiled in controversy.

The cabin is not a candidate for listing on either the National or South Dakota State Registers of Historic Places. Consequently preservation incentives do not apply to the structure itself. Reverend Brown's Cabin is an excellent example of the need for a Clay County Register of Historic Places and its historic value lies in the enduring reverence it embodies for the immigrant families whose lives Daniel Peter Brown touched. Working in close cooperation with the current owner and a strong legal team, this plan recommends advocates develop a comprehensive strategy to secure siting of and access to the structure, stabilization of the log structure itself, on-site interpretation, and development and implementation of a visitation policy that meets the needs of all parties concerned.

First Territorial Schoolhouse

In 1939, W. H. Over directed the construction of a full-sized replica of the first permanent log schoolhouse in Dakota Territory as a USD project. Originally located on campus, the Daughters of the American Revolution placed the log structure at its current location on Captain Miner Lane in 1979. As a replica structure, the log schoolhouse is not a candidate for listing on the National nor State Registers of Historic Places. Like Reverend Brown's Cabin, the log schoolhouse is an

excellent example of the need for a Clay County Register of Historic Places; it creates an opportunity to discuss Clay County's long-standing commitment to education at all levels.

Governments' Roles

Forest Avenue Historic District

The Forest Avenue Historic District consists of all of Forest Avenue and one block of Lewis Street. The district is entirely residential and shows architectural changes that occur over time, including an apartment building. When the town of Vermillion moved to the bluff after the 1881 Flood, Forest Avenue became a prestigious neighborhood for prominent citizens. In lean economic times, owners converted some of the larger historic homes to apartments, although many retain their historic exteriors. More recently, new owners returned these residences to single family use after years as student housing.

The State Historic Preservation Center, then located in Vermillion, and individual initiative, lead the effort to survey and nominate this important residential district. Private citizen-initiative then restored this historic district and continues to celebrate the architectural diversity of Forest Avenue.

Clay County Courthouse

In 1913, Lloyd D. Willis of Omaha, Nebraska designed the \$95,000 Neo-Classical Clay County Courthouse. The yellow stone structure showcases a recessed one and a half story entry flanked with columns. A central light well provides lighting to the core of the structure. Rather than destroy the stately historic structure, a 1989 addition accommodated expanding county needs.

University of South Dakota

Old Main (1883), the first building on the USD campus, remains the icon of the university and the heart of the historic campus quadrangle.

Designed by South Dakota architect, Wallace L. Dow, Old Main was the first USD campus building. It is constructed primarily of natural quartzite; limestone is used to create contrasting quoins and window surrounds. The upper fascia and towers are painted metal and wood. The building was unoccupied for many years until careful restoration in 1997. The building now houses classrooms, offices, Farber Hall, and the Oscar Howe Art Gallery.²⁴

The Richardsonian Romanesque Old Armory features quartzite and red sandstone base carrying brick upper walls, a shingled clerestory, arched and recessed entries, arched windows and crenelated corner towers. The interior includes a large two-story gymnasium

space. Save America's Treasures, a millenium project of the White House and National Trust for Historic Preservation, honored and funded restoration of Old Armory in 2001 as a Save America's Treasures project.²⁵

Wakonda Bath House & Pool

During the Great Depression of the 1930s, New Deal programs, Emergency Relief Administration (ERA), Civilian Conservation Corps (CCC), and the Works Progress Administration (WPA), put young Americans to work building recreational infrastructure across the country. The Wakonda Bath House and Pool are excellent examples of this type of relief work and the vernacular construction style typical of WPA structures. Importantly, these facilities retain their historic use and have been maintained by the Town of Wakonda. Clay County residents continue to enjoy the pleasures built by energetic and dedicated young men providing for their stoic families.

PRESERVATION & ECONOMIC DEVELOPMENT

Jobs follow people, and people are attracted to pleasant places – which always have great respect for stewardship of their heritage, no matter what its age. Historic resources are part of a city's essential infrastructure – like bridges and roads. ♦

Robert H. McNulty, President, Partners for Livable Places

Whenever a systematic look at the economics of historic preservation has been taken, we find saving our built heritage is not a luxury. It doesn't matter whether the evaluation is focused on the job-creating impact of a single rehabilitation project, the cost effectiveness of a downtown revitalization program, the stabilizing influence of a historic district, the appeal of a heritage tourism strategy, or the inclusion of historic preservation as a central element in an overall economic development plan. When preservation has been tried and measured, there has been but one conclusion: Preservation pays.²⁶

The **economic benefits** of preserving historic resources go beyond the lot line of a building. The benefits accruing to a community are both direct and indirect and include:

1. New businesses formed;
2. Private investment stimulated;
3. Tourism stimulated;
4. Increased property values;
5. Enhanced quality of life, sense of neighborhood, and community pride;
6. New jobs created;
7. Compatible land-use patterns created;
8. Increased property and sales taxes;
9. Pockets of deterioration and poverty diluted.

Dollar for dollar, historic preservation is one of the highest job-generating economic development options available. Historic preservation creates jobs.²⁷

The U.S. Department of Commerce measures the impact of production within a given industry three ways: the number of jobs created, the increase in local household incomes, and the impact on all other industries. In state after state, **building rehabilitation outperforms new construction** on each of those measurements.

Historic preservation is an effective **small-town economic development strategy**. No model of economic development has been more consistently effective than the *Main Street approach* of the National Trust for Historic Preservation. Dozens of programs – many heavily funded by federal or state governments – have come and gone over the past 40 years. Not one could remotely compete with Main Street as a cost-effective, grass-roots, bottom-up process for local economic development. Since 1981, more than 1,500 communities pursued downtown revitalization using the Main Street principles, creating 51,000 new businesses, 193,000 new jobs, 62,000 rehabilitation projects, and a total reinvestment of nearly \$13 billion. Most impressively, nationally, for every \$1 invested in local programs, \$38 are leveraged from other sources.²⁸

Historic preservation is an **incremental economic development strategy**, not a *big fix*. "... nearly every community periodically faces someone's *quick fix* idea. It may be a new civic center, a casino, a stadium, or another instant answer. Many communities need a

larger civic center or arena, but to view a single large project as the solution is almost never successful. Because most historic preservation projects are of a rather modest scale, it is common for economic development advocates not to take them seriously. Success isn't measured by a single development, but through the compounding impact that a number of projects will have over time."²⁹ Some western Iowa towns showcase model national success programs.

An increasing number of industrial firms – especially the smaller, leaner start-up firms – recognize that their real assets are not plants and equipment, but the people who work for them and that these employees want a **quality place to raise their families.**

The things that people find attractive when they travel are also the things that draw people to live in those communities. Even industrial and manufacturing firms are recognizing that careful preservation of historic resources can make cities a more attractive place for industry. ❖ Richard J. Roddewig, *Economic Incentives for Historic Preservation in Atlanta*

For more than a decade, small businesses accounted for more than 85% of all new jobs created. The U.S. Department of Commerce and Labor projections through the year 2005 tell a similar story. Of the 20 types of business that will have the fastest rate of growth, 90% employ fewer than 20 people. The average firm employs 12 people. Historic buildings provide an ideal location for many of these small businesses. Average space requirement for workers in these industries is about 250 square feet per person. Average size of a historic building in a downtown or neighborhood commercial center is somewhere

between 2500 and 3500 square feet per floor. Thus, for both size and occupancy cost reasons, **small businesses and historic buildings fit well together.**³⁰

Someone else can duplicate our water lines, tax rate, or permitting process. No one can duplicate our historic resources. Historic preservation certainly is not the sole element in an economic development strategy. But it is increasingly being recognized as a **critical component of a comprehensive approach.**

Cities that ignore their historic preservationists and do not pay attention to the revitalization and economic development that can follow from their efforts, are almost certain to suffer a dollar loss. ❖ Arthur Frommer, *Travel Holiday*

Quality-of-life is becoming the critical ingredient in economic development, and historic preservation is an important part of the quality-of-life equation.

High rates of innovation depend primarily on brains, not land or harbors or cheap labor. The key to attracting brains is to offer quality, not cheapness. The successful, innovation-based company will, in general, settle in an environment that bright, creative people find attractive . . . they want an amorphous thing called quality-of-life. ❖ David Birch, *Job Creation in America*

Historic preservation is important to quality-of-life for three reasons:

1. More than any other man-made element, historic buildings differentiate one community from all others;
2. Many quality-of-life activities: museums, symphonies, theaters, libraries, and lodging in state parks are

- housed in historic buildings;
3. The quality of historic buildings and the quality of their preservation says much about a community's self-image. A community's commitment to itself is a prerequisite for nearly all quality-of-life elements.³¹

Over the past 25 years, thousands of communities have developed design standards for historic districts that seek to maintain the high-quality physical environment provided by yesterday's buildings. Through that process, valuable lessons have been learned about aesthetics, the correlation between aesthetics and economics, the relationship between buildings and people, and the interrelationship among buildings. Quality urban design, whether in historic buildings or new structures, is important in **long-term economic development**. The tools originally developed to save historic buildings can be useful for decisions about new construction as well.³²

Cultural Heritage Tourism

Economic development professionals now see tourism as central to economic growth. In a service-driven economy of aging population, tourism and the business hospitality market are generally expected to grow at rates ahead of the national economy.³³

Historic travelers take longer trips, participate in more activities when traveling, and spend more money on average.³⁴ Visitors to historic sites stay an average of a half-day longer and spend an average of \$62 more than other travelers. Perhaps the biggest benefits of heritage tourism are that it diversifies local economies and helps communities hold on to the characteristics that make them special.³⁵ Of activities pursued by U.S. travelers, 33%

travel to shop; 18% travel to enjoy the outdoors, and the next greatest travel activity is historical/museums at 16%. Beaches are ranked fourth, national or state parks fifth, and cultural events/festivals sixth.³⁶ (See Appendix H.)

Among cities with no particular recreation appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't receive no tourism at all. It is as simple as that. ♦ Arthur Frommer, Preservation Forum

Cultural heritage tourism is an international growth industry.

Cultural tourism and ecotourism are two rapidly growing segments of the travel industry. According to a survey commissioned by the Irish Tourist Board, one quarter of all people visiting the [European Community] countries in 1990 were attracted there by the continent's art, architecture, and ambience. ♦ John Naisbitt, Global Paradox

Historic character attracts visitors to small towns.

It is widely acknowledged in the travel industry that the character and charm of small cities is a major factor in [attracting] tourism to them, or to the state in which they are found. People travel in large part to visit the past, or to experience a form of rural or small-town life unavailable in their own home cities . . . This is one of the reasons why the movement for historic preservation is so avidly supported by tourist bureaus and travel companies all over the country. ♦ Arthur Frommer, Testimony before the State of Vermont Environmental Board

Heritage tourism means traveling to historic and cultural attractions to learn about the past in an enjoyable way. Dozens of small towns have made tourism, based on their historic resources, profitable and effective economic development strategy. But for heritage tourism to be sustainable those successful small towns discovered that their strategy must follow five principles:

1. Focus on authenticity and high quality;
2. Preserve and protect historic and cultural resources;
3. Make sites come alive;
4. Find the fit between community values and tourism, and
5. Collaborate.³⁷

Even more than general retailing, individual tourism-related businesses are not independent but highly interdependent. Targeting the customer, marketing to the customer, meeting the needs of the customer, and responding to changes in customer preferences require group, not individual, actions. The formal development of a local heritage tourism program helps a community and individual business owners understand that.³⁸

Tourism is generally a clean industry, but it places demands on infrastructure: roads, parking, water supplies, and public services like police, fire, and emergency medical services. A cultural heritage tourism program also requires a hospitality carrying capacity of volunteers, information communication, lodging, dining, attractions, and amenities.

Museums have major local economic impact on heritage tourism programs.

There are 8,200 museums in the United States and its territories. . . . More than half of American museums are history museums and historic sites. This preponderance testifies to Americans' well-known interest in their history, both national and local. ❖ American Association of Museums, Museums Count

Clay County already offers a fine stock of cultural attractions: Spirit Mound, University campus and events, Shrine to Music, W. H. Over Museum, Austin-Whittemore House, Burbank School/Park, Wakonda Park/Pool, Prentis Park, and an outstanding stock of historic town and rural agricultural, religious, educational, and commercial resources punctuated with ethnic and cultural events. With substantial year-round outdoor recreational opportunities: parks, golf courses, biking, cross-country skiing, hunting, fishing, camping, hiking, and water sports, Clay County is well-positioned to launch an effective cultural heritage tourism program to diversify the visitor attractions mix.

Clay County's Downtowns

Clay County's downtowns stand at a key point in defining their future and are faced with significant issues that may challenge their character and function. At the same time, downtowns enjoy some special assets that provide opportunities for revitalization as a vibrant core of the community and active center. The challenge is to develop a plan of action that everyone can support and to build a sense of teamwork among the major players so the plan will be successfully implemented.

Historic preservation is one of the highest job-generating economic development options available. One million dollars in building rehabilitation creates more jobs in:

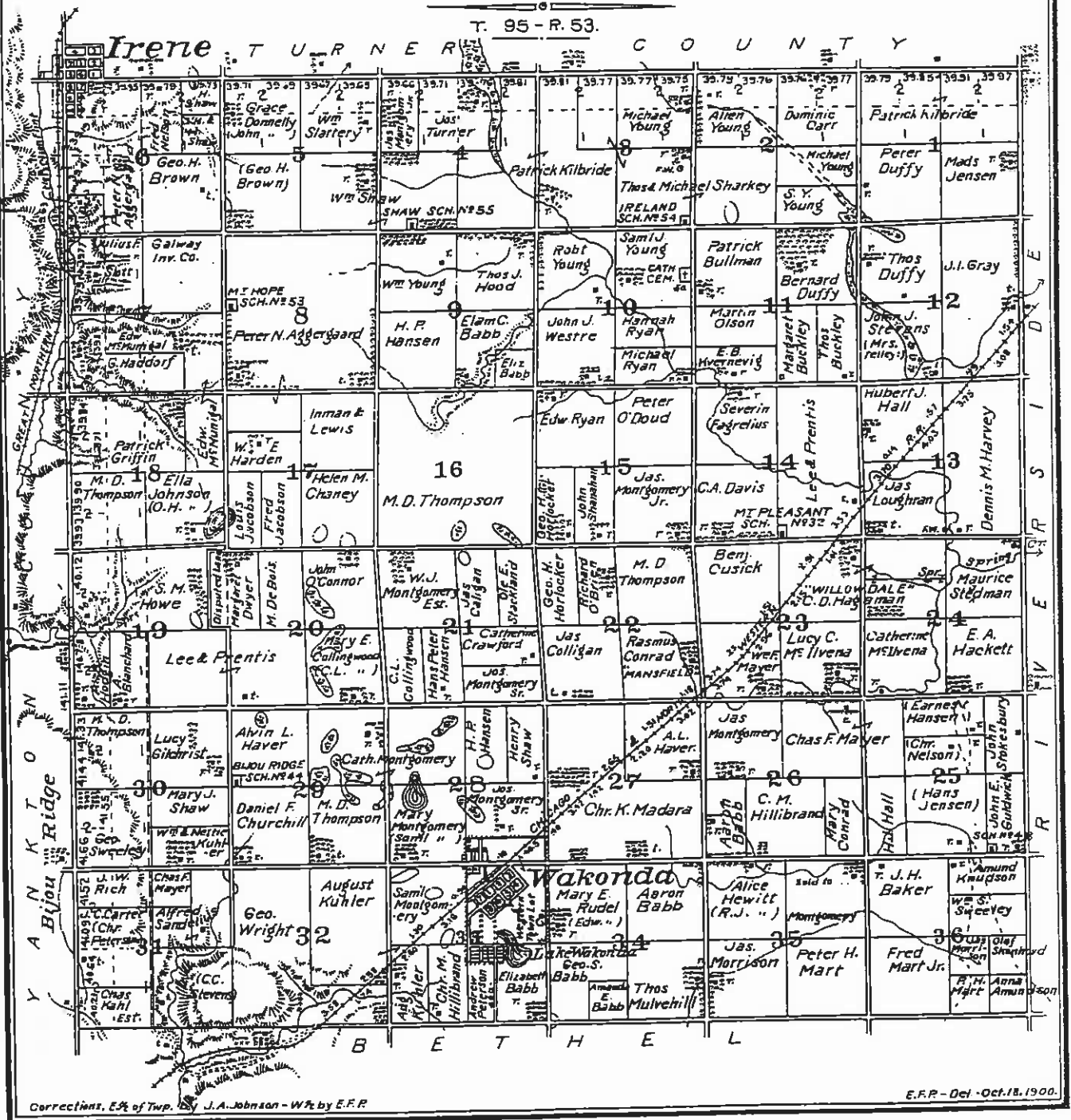
Michigan	12 more	than Manufacturing \$1,000,000 of cars
West Virginia	20 more	than Mining \$1,000,000 of coal
Oklahoma	29 more	than Pumping \$1,000,000 of oil
Oregon	22 more	than Cutting \$1,000,000 of timber
Pennsylvania	12 more	than Processing \$1,000,000 of steel
California	5 more	than Manufacturing \$1,000,000 of electronic equipment
South Dakota	17 more	than Growing \$1,000,000 of agricultural products
South Carolina	8 more	than Manufacturing \$1,000,000 of textiles



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6

PRESERVATION PLANNING PROCESS: TOWN MEETING WORKSHOP

The greatest attractions for economic growth in many towns are their quality-of-life, natural environment, historic legacy and cultural context. ♦ Saving Place: A Guide and Report Card for Protecting Community Character

Communities can direct their own destiny. They can significantly influence what they are and what they will be. Communities build effective plans with effective planning processes. The most successful efforts to community issues involve processes that:

- ▶ Include the broadest, most representative array of stakeholders, factions, and interest groups, regardless of differences of opinion;
- ▶ Involve cooperation among individuals and organizations in the public and private sectors for mutual benefit.

This process:

- ▶ **Brings** many ideas about the community out in the open;
- ▶ **Develops** a collective vision for the community;
- ▶ **Identifies** issues that may require a good deal of attention to reach consensus on a collective vision;
- ▶ **Understands** what actions to consider to ensure that the community is a desirable place to live, work and visit;
- ▶ **Initiates** a fully participatory planning process that represents and is supported by all interests within the community.

Rather than speculate about which components of Clay County's diverse resources are important to the community, the Clay County Historic Preservation Commission invited a group of local citizens to identify which qualities of the man-made and

natural landscape define Clay County's image and character, and which merit development, promotion, or protection. Participants represented all:

- ▶ **Community sectors:** government, business, nonprofit organizations, education community, and residents with no particular in-town affiliations;
- ▶ **Community interests:** haves as well as have nots, nay-sayers as well as civic supporters, visitors, and others;
- ▶ **Political affiliations;**
- ▶ **Values, genders, income levels, and colors.**

Clay County Historic Preservation Commission identified more than 80 citizens who met these criteria and invited 40 citizens to represent the county-at-large for an intensive planning workshop. (See Appendix 1.)

This process:

1. Results in a concise action-oriented work plan that identifies what will be accomplished, by whom, when.
2. Does not assume a pre-determined outcome that would undermine the integrity of the entire process.
3. Respects the unique culture of the community.
4. Engages citizens in a creative process to:
 - ▶ Collaborate on activities and exercises;
 - ▶ Focus on ideas; avoid fussing with words;

- Help everyone keep a sense of humor.

Participants responded to a Visual Preference Survey, a slide tour of Clay County. The Historic Preservation Commission identified 55 county-wide sites that participants ranked on a +2 to -2 scale whether they visually liked the image shown. Images included important sites in the community: those which merit preservation, threatened sites, districts or neighborhoods, recent successes and failures, cultural landscapes, and outstanding features. (See Appendix 1.) The interpretation is reported here, since participants' responses shaped this preservation plan.

Visual Preference Survey Interpretation

- Participants have a high regard for significant features of the built historic landscape, particularly those which are well-maintained, no matter where they are located in Clay County.
- Educational resources, the county seat, churches, and agricultural resources are especially important historic resources for Clay County. An impressive 75% of the participants rated the Cherry Street and Dakota intersection as the least desirable Clay County vista in the survey.
- Participants clearly know what they like and what they don't like, but sorting out grey areas in between is challenging for this group.
- Participants value good maintenance.

Mapping Exercises

A facilitator led participants in small group exercises where neighbors worked together on county maps to identify sources of community

pride and embarrassment, and to identify strategies to enhance assets and improve liabilities. Participants worked in four groups of approximately ten persons each. The mapping exercise helped people focus on physical changes in Clay County.

Rumblings Map, *Come clean and 'fess up*

The first map recorded important things about participants and the community that are known to only a few. The map recorded where group members live, work and own property, so there were no surprises about people's interests or agendas. The map made honest participants of everyone and built the planning coalition.

Good/Bad Map, *I like it; I don't like it.*

This map recorded how the participants feel about Clay County's assets and liabilities. This exercise gave participants an opportunity to express community likes and dislikes in a positive and constructive manner. Participants identified issues other than those explored in the Visual Preference Survey.

Ideal Map, *If I were in charge of the world*

Here participants recorded their dream plan without financial, political, or legal constraints and no need to consider anyone else's interests.

Action Map, *I'm not in charge of the world*

This map itemized serious proposals of what can realistically be accomplished in the next ten years to ensure a sound and desirable community. Participants concentrated on developing a series of actions acceptable to everyone. Here the realities of finance,

politics, law, and others' interests were considered. From these maps, a collective vision for Clay County's future developed. (See Appendix I.)

Mapping Exercises Interpretation

Bridge development and the Lewis & Clark Bicentennial 2004-06 – together – focus Clay County's concerns around transportation and heritage tourism opportunities. Discussion on all the maps clustered around transportation enhancements, rivers, economic development – particularly heritage tourism and downtown redevelopment, sprawl, and University of South Dakota's impact and leadership.

While participants perceive the bridge as an economic boon, they are concerned about how the bridge will increase traffic's physical impacts and potentially aggravate sprawling development already occurring in Clay County. Participants feel administrative and planning steps need to be taken now to ensure that sensitive river management and physical development of lower Vermillion occurs, while preserving desirable lifestyle amenities in Clay County. Consequently, transportation enhancements are a high action priority at this time. Preferred enhancements include:

- ▶ Completion and expansion of existing **bike and foot paths** from the Missouri River Bridge to Spirit Mound, and to downtown Vermillion and the Buffalo Run Winery;
- ▶ Installation of **gateway** entrances with landscaping, lighting, and welcoming signage;
- ▶ Aggressive and comprehensive county-wide **tree planting** and maintenance program to soften auto traffic noise, clean pollutants from the air, and underscore a human scale to the

transportation environment;
 ▶ Development of Missouri **Riverfront Parks** including an interpretive scenic river drive, and improved recreational access to the Vermillion and Missouri rivers.

Participants understand bridge construction provides a temporary economic bonanza, but are more concerned about longer term, community-friendly economic growth. Participants identified heritage tourism as an opportunity to build upon existing but under-developed visitor strengths. Participants see development of a national Lewis & Clark Bicentennial facility at Spirit Mound as a pivotal early initiative. Well done, such a facility can provide a unifying visitor draw in Clay County, South Dakota, and regionally along the Missouri River corridor and beyond.

It is important that future interpretation at Spirit Mound encourage Lewis & Clark enthusiasts to engage the community as part of their visitor experience. Fortunately, an under-marketed, broad palette of heritage visitor attractions exists in Clay County including: Spirit Mound, university campus and events, Shrine to Music, W. H. Over Museum, Austin-Whittemore House, Burbank School/Park, Wakonda Park/Pool, and an outstanding stock of historic town and rural agricultural, religious, educational, and commercial resources punctuated with ethnic and cultural events. While effective packaging and marketing of these existing attractions is a key initial step, participants understand that additional economic stimuli are also important.

Participants value the University of South Dakota (USD) as an educational and cultural asset for Vermillion and all of Clay County. Faculty and student communities and Dakota

Dome events all positively impact the local economy. Business and medical schools and capital improvements will enhance the University's role as an economic generator and contribute to county quality-of-life. Some participants feel USD can be an even more active partner in community development and, with elected officials, cooperatively lead Vermillion and Clay County to a more robust future. For example, participants suggest current, clear identification of community needs creates opportunities for student energy to implement community projects, while providing sound educational growth opportunities. Participants identified parking pressure as a threat to historic residential neighborhoods and off-campus housing needs as opportunities for cooperative community and university planning.

While citizens value Clay County's good power, water, and roads, they feel comprehensive fiber optic access is needed. Some participants suggested that lower property taxes would be ideal, however, one participant observed "Talk of no taxes was really not helpful; we need to address funding because what we want costs and we know that means choices." Administratively, zoning Cherry Street for mixed-use with first floor commercial and upper floors residential areas would create a vibrant 24-hour community and ease off-campus housing pressure. The same consideration would have a similar effect for downtown Vermillion, where a bike-friendly community supports student travel to campus.

Citizens cited effective downtown redevelopment as desirable for Vermillion, Wakonda, and Burbank. As Burbank's current housing demand increases, the community may once again be able to support additional commercial amenities. Towns across

South Dakota are requesting downtown redevelopment programs. Clay County's communities can add their voice to this call for statewide assistance through the association of municipalities. As downtowns strengthen economically, plan to identify long-term (overnight) parking opportunities as well as short-term options.

Participants identified a downtown lodging venue for Vermillion as a component of a comprehensive "downtown" revitalization program. Plan now to fund a feasibility study to determine if a market exists – or is projected to exist – for a hotel/meeting facility, and then recruit a private lodging developer. Or, if a study determines a lodging need exists, consider a hospitality training program with a "lab hotel" (a university-owned facility) in downtown Vermillion. Since South Dakota is one of the top four visitor destination states in the country, a statewide need for trained food and lodging professionals exists. Another option would be for the University to build and own a lodging facility, which is leased to a hospitality management corporation with the agreement that preference be given to long- and short-term university guests. Examples of alternatives elsewhere in the country exist.

Significantly, all Town Meeting Workshop groups identified a Clay County need to interpret, promote, and celebrate historic sites, particularly country schools, churches, residential and commercial districts, university resources and cultural landscapes. Participants understand:

More than ever, cultural and natural assets form the basis for economic development in small communities. The greatest attractions for economic growth in many towns are their quality-of-life, natural environment, historic

legacy and cultural context. Protection need not be a limitation on development, rather, it can be the basis for it.

*Saving Place: A Guide and Report
Card for Protecting Community
Character*

Town Meeting participants highly value Clay County's riverside landscape and its substantial

national legacy in historic exploration and expansion. On this framework, people- and environmental-friendly amenities connect residents and visitors to historic sites in Clay County that tell the stories of a formidable agricultural heritage built with a strong Scandinavian accent, and a growing university community.



A community-based Clay County historic preservation program accurately addresses goals that reflect citizens' expressed values. Without such broad-based support, success is more difficult.

Town Meeting participants highly value Clay County's riverside landscape and its substantial national legacy in historic exploration and expansion. On this framework, people- and environmental-friendly amenities connect residents and visitors to historic sites in Clay County that tell the stories of a formidable agricultural heritage built with a strong Scandinavian accent, and a growing university community. When workshop outcomes are synthesized with the Historic Preservation Commission's measures of success and strategic plan (revised January 2002), high priorities emerge:

- ▶ Cultural Landscape Preservation
- ▶ River Management
- ▶ Transportation Enhancements and Sprawl Management
- ▶ Economic Development, especially heritage tourism and downtown revitalization
- ▶ University South Dakota Partnership
- ▶ Strengthened Preservation Program
- ▶ Education
- ▶ Activism
- ▶ Successful Rehabilitation Projects
- ▶ Quality Maintenance.

Cultural Landscape Preservation

The Missouri and Vermillion Rivers meander through the Clay County and others nourish the landscape. The natural environment is the

frame for daily living, the canvas for recreational activity, and the organizing principle for the history of Clay County.

Until recently, historic preservation primarily focused on structures. Buildings were often viewed in isolation, instead of within their cultural landscape context. We now recognize the importance of the landscape to an understanding of the cultural value and significance of a particular place. Additionally, there has been a growing awareness that cultural landscape preservation encourages a holistic approach to resource management by engendering an increased understanding of the inter-relationships between cultural and natural resources.⁴⁰ We need to learn how the changes that have occurred in the landscape demonstrate how human beings experiment with the land.⁴¹ A cultural landscape requires three elements: a landscape, a person or community, and a significant relationship between the two.⁴² Aboriginal butchering sites, ancient trails and burial areas, bridges, farmlands, windbreaks, power plants and power lines, hiking and biking trails, campgrounds, as well as industrial, commercial and residential buildings cannot be separated from the land. Consequently, strategies that preserve how Clay County looks and feels in its setting are important aspects of a sound overall historic preservation policy.

River Management

Clay County's rivers enrich the soil and cultivate a strong agricultural economy. Periodically these same rivers savagely tear at and destroy the same landscape, the same

acreage, the same farms. One workshop participant reported that: *flood waters create more economic damage in one year than any bridge will supply in a lifetime.* To preserve the cultural landscape and the agricultural economy that depends on that landscape, preservation advocates need to take an active role in assuring that flood management strategies are in place and effective.

Transportation Enhancements & Sprawl Management

Widened roadways, bridge construction, parking lots, and auto-oriented sprawling development are all direct threats to historic resources. Any strategies that reduce these transportation pressures also help preserve historic resources and the highly-valued pedestrian-friendly atmosphere of historic neighborhoods and districts.

Parking concerns, whether too little or too much, are chronic debates in downtowns – and universities – across the nation. Often communities assume that additional parking will automatically promote economic development and solve financial woes. Typically, additional parking is also assumed to be surface parking that results in demolition of historic resources. Before investing in expensive parking structures or destroying an asset that can never be replaced, establish existing parking demand and inventory existing parking supply. Evaluate if supply meets demand. Often supply more than exceeds demand, but not conspicuously. In this case, educating the public, particularly employees and consumers, about the location of available parking with signage or user-friendly parking maps solves a difficult issue with great thrift.

If indeed demand exceeds supply, then

consider thrifty transportation alternatives, bike lanes, shuttles, and other options before embarking on expensive or irrevocable solutions. Keep in mind, increased bicycle use must be supported with bike lanes, racks, auto-awareness, and other bicycle infrastructure for cyclists to feel safe. Shuttles are only as effective as intelligent schedules. The public does not adopt these alternatives quickly; there is a lag time between provision of alternatives and adoption. If convenient and thoughtfully implemented, the commuting public eventually responds positively.

In the rare case when neither of these alternatives is sufficient, site parking where it will accomplish the greatest public good at the least public – and preservation – expense. Evaluate where the greatest parking need exists. Develop parking options that meet the need and minimally impact historic resources, both physically and visually. Landscape the parking area in keeping with neighborhood landscaping; avoid barriers or fencing that separate people from outdoor space. Wholesale removal of historic resources for parking lots destroys a critical pedestrian-friendly scale that cannot be recreated. More importantly, parking that replaces historic resources emphatically states that cars are more important than people. This short-sighted solution defeats the desirable people-friendly quality of Clay County.

Transportation amenities that are sensitively sited, also create opportunities to interpret and celebrate historic resources. Amenities that enhance the transportation experience generally slow the travelers' pace and allow visitors and residents to engage the cultural landscape and historic vistas.

Economic Development

Sections of Chapter 5, *Preservation & Economic Development* address Heritage Tourism and Downtown Redevelopment strategies in depth.

Downtowns most clearly reflect a community's evolution, history, diversity, and differentiation from anywhere else. The historic built environment is the most telling expression of those qualities.⁴³ Downtown redevelopment is a pressing issue for Vermillion. Success in Vermillion can translate to other commercial centers in Clay County. This discussion focuses on downtown Vermillion.

Many downtown structures suffer from deferred maintenance that threatens these valuable assets. Downtown is the home of a community's institutional leadership. The appearance of an economically healthy downtown is perceived as a direct reflection of the quality of that leadership. Local government, financial institutions, utility companies, newspaper, and major law, accounting, and real estate firms generally are located downtown. Many of those institutions will also be housed in the community's most important historic buildings.⁴⁴

Increasingly, firms planning to locate in a community look at the downtown and consider its economic and physical health as a significant factor in their decision-making process. Few of these firms will move into the downtown, usually they will be located in the industrial park or elsewhere. However, the economic health of downtown and, by extension, the physical appearance of its buildings and public spaces, is seen as an indication of the quality of the community's

institutional leadership.⁴⁵ Consequently, Vermillion's institutional leadership and the community-at-large have a substantial financial stake in the physical appearance and economic health of downtown, and need to cultivate this asset with a substantial public investment as well. The most successful downtown improvement programs are cooperative public/private partnerships.

No model of economic development has been more consistently effective than the *Main Street Approach* of the National Trust for Historic Preservation. Dozens of programs – many heavily funded by federal or state government – have come and gone over the years. Not one could remotely compete with the Main Street four-part program as a cost-effective, grassroots, bottom-up process for local economic development.

The Main Street approach is incremental, comprehensive, and based on four components:

1. Organization
2. Promotion
3. Design, and
4. Economic restructuring.

Organization establishes consensus and cooperation by building partnerships that will encourage development of a consistent program and permit effective management and advocacy of the district. Diverse groups must work together to improve the business district.

Promotion creates a positive image of the business district to attract customers and investors and rekindle community pride. Includes development of joint retail sales events, festivals, and the creating of a consistent image through graphics and media presentations. Promotion also addresses

marketing the district to investors, developers, and new businesses.

Design enhances visual quality by paying attention to all physical elements: buildings, storefronts, signs, public improvements, landscaping, merchandising display and promotional materials. The quality of the designed environment more than any other aspect demonstrates to the public other qualities of the district.

Economic restructuring strengthens the existing economic assets of the business district while diversifying its economic base: retaining and expanding existing businesses, recruiting new businesses to provide a balanced mix, converting disused space into productive property, and sharpening the competitiveness of Main Street's traditional merchants.⁴⁶

University South Dakota

Chapter 11, *Opportunities for Community & University Collaboration* addresses preservation strategies and opportunities with USD in depth.

Strengthen the Preservation Program

None of these worthy community development activities can succeed without strong leadership from a strong Historic Preservation Commission. All strategies that improve the functioning, funding, and effectiveness of the Clay County Historic Preservation Commission improve its ability to accomplish its goals and improve Clay County as a whole.

It is important to remember that the Clay County preservation program is a relatively young program that is learning its strengths and limitations. The more action plan steps

the Historic Preservation Commission accomplishes, the stronger they become as a citizen-appointed board of Clay County government. The key to preservation and community development success in Clay County, and other rural areas in the Mid-West, is effective partnerships. It seems there's just more work to go around than hands to do it. Identifying appropriate partners to lead or assist in projects with mutual benefit will greatly increase the success of all project partners.

Education

A public education program that cultivates preservation values and increases and strengthens the preservation constituency among property owners, public officials, public utilities, and business leaders is needed. All preservation work is education; almost all the steps of the action plan are educational in some form.

Heritage Education

The community is a classroom. Fields and forests, rivers and roads, commercial buildings, factories, churches and homes can teach children about their past and help them understand its place in their lives today. As active learning participants, young people can make the connection between things they read in class and the world they see around them everyday. Heritage education is an approach to teaching and learning about history and culture that uses the natural and built environments, historic objects, oral histories, community practices, music, dance, and written documents to help students understand their local heritage and make connections to other regions of the country and to the nation as a whole.⁴⁷

Interactive heritage education does not introduce new subjects; rather, it helps teachers excite students about subjects already in the curriculum by using local resources as primary documents. Such exercises bring new meaning to a familiar place while strengthening students' basic reading, writing, and mathematical skills as well as their critical thinking skills in investigation, analysis, and interpretation.

By combining classroom instruction with activities in the community, heritage education offers an interdisciplinary perspective on many fields of study including: civics, history, geography, economics, science, arts, and literature. Students learn to think about themselves and their environment in relation to larger themes, events, and people in state, national, and world history. This educational approach supports preservation goals. By encouraging students to envision their downtown or neighborhood as a reflection of local history and culture, heritage education promotes both a preservation ethic and positive civic attitudes. When students are involved in their community, they take pride in it and assume a sense of ownership of its buildings and significant places.⁴⁸

Activism

Measuring the effectiveness of education programs is challenging. The Historic Preservation Commission identified parameters as a technique to measure increased activism success:

1. 40 people attend a town meeting;
2. Demolitions reduced annually;
3. Greater local investment in the built

environment;

4. Local non-profit preservation organization formed.

Successful Rehabilitation Projects

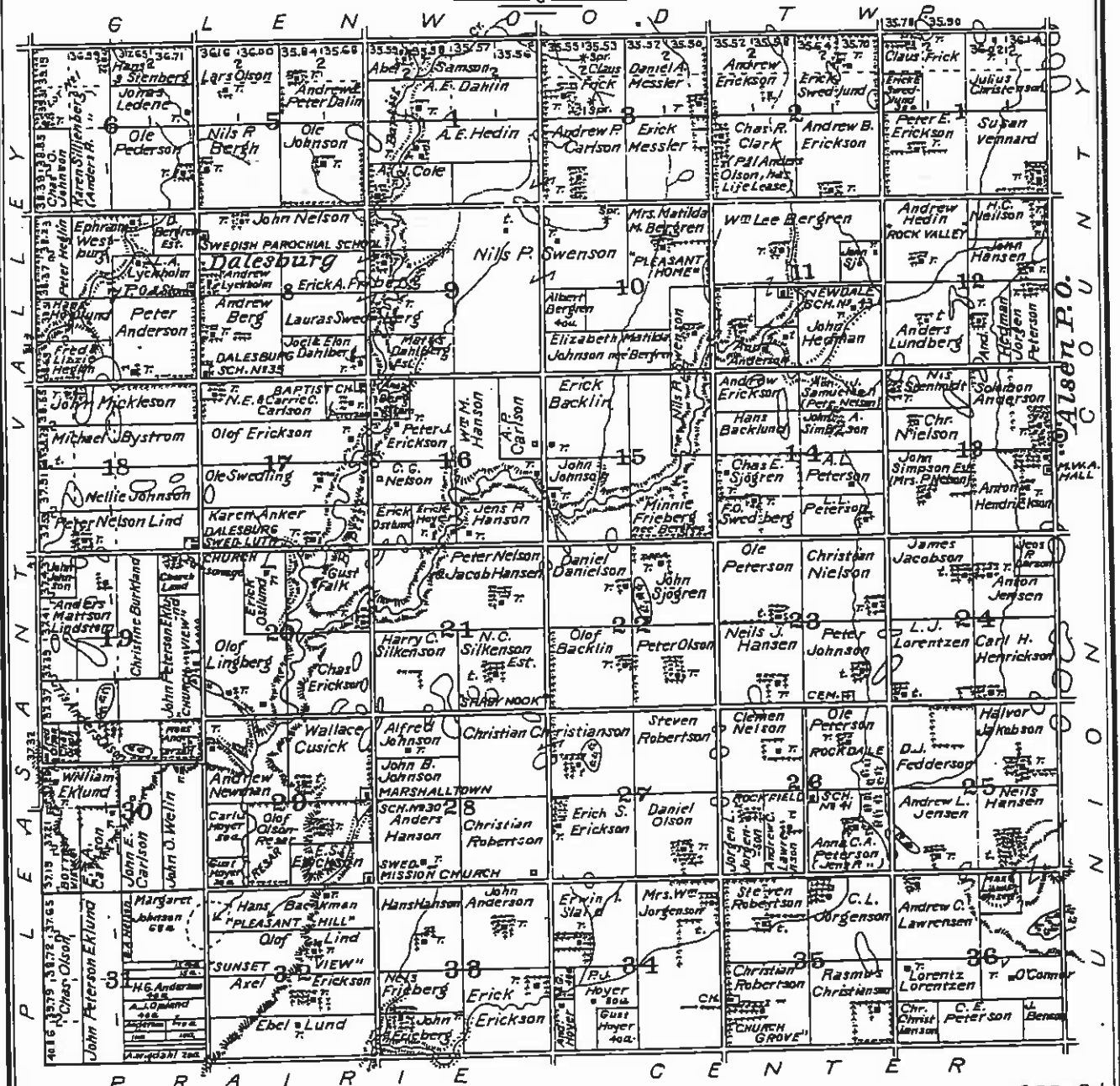
While improved legal foundations, increased surveys and historic designations, design guidelines, and collaboration activities all advance preservation in the abstract, bricks and mortar projects, real buildings given renewed or new vigor, are the tangible results of all these activities. Successful completion of significant restoration or rehabilitation projects builds credibility for the preservation program.

Quality Maintenance

Neatness counts, and quality preservation is regular, sound, and attentive maintenance. A structure that is well-kept on a season to season basis, lasts longer on a year to year basis. Maintenance chores, especially those that successfully manage water and the elements, preserve historic buildings. Gutters that are kept free of leaves and drain freely prolong the life expectancy of a roof. Downspouts that direct rain water away from buildings, protect the foundation. Brick buildings with well-maintained mortar joints endure freeze and thaw cycles more effectively. Clean chimneys reduce the risk of fire. Regularly applied paint protects doors, windows, and siding and a building lasts longer. All these routine, non-glamorous maintenance tasks are basic preservation techniques.

GARFIELD

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Corrected by J.A. Johnson.

Oct. 13, 1900. E.F.R. - Del.

Incentives which reduce rehabilitation costs improve project feasibility. The more incentives, the more likely success. ❖ The Economics of Historic Preservation

Incentives are often a necessary catalyst for historic preservation, and consistently a cost-effective one. Incentives make preservation happen. And preservation incentives represent a fiscally responsible investment of scarce public resources.

Over the last 20 years, for each dollar appropriated by the Rhode Island General Assembly for historic preservation, the state has received \$1.69 in new state tax revenue. The overall benefit to our state's economy was \$29 for each state dollar appropriated. ❖ Edward F. Sanderson, Preservation Forum

Incentives exist at the federal and state level, and could exist at the local government level. Private incentives are sometimes available as low-interest loans available through a community development corporation, or financial institutions, or grants. At the federal and state levels, listing in the National Register of Historic Places, or the South Dakota Register of Historic Places opens the door to incentive opportunities.

Federal Incentives for Private Property Owners

1. Tax Credits

The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take an income tax credit on the cost of rehabilitating buildings for industrial, commercial, or rental residential use. The law also permits depreciation of such improvements over 27.5 years for a rental

residential property and over 31.5 years for a nonresidential property.

Types of Tax Credits. There is a 20% investment tax credit available for rehabilitating historic buildings and a 10% income tax credit for renovating non-historic buildings constructed before 1936. In both types, the tax credit is based on a percentage of the rehabilitation costs. The tax credit applies to the building owner's federal income tax for the year that the project is completed and approved. If the credit is not all needed in that particular year, the tax credit may be carried back three years, or forward up to fifteen years, i.e., spread out over a total of 18 years. This is a credit, not just a deduction. For example, if \$10,000 is spent to rehabilitate a qualified property, 20% of \$10,000 provides a \$2,000 tax credit.

Qualified Buildings. The historic rehabilitation tax credit (20%) is available for buildings listed in the National Register of Historic Places that, after rehabilitation, are used for commercial or residential rental use. The non-historic tax credit (10%) applies to any pre-1936 building used for commercial but not residential rental purposes. The work does not have to be reviewed for the 10% credit. Neither credit is available for private, owner-occupied residences. A certified historic structure is one listed individually in the National Register of Historic Places or contributing to a National Historic District. Clay County's sites are listed in Appendix L.

Qualified Rehabilitation Work. Any work on the interior or exterior of the building qualifies for the tax credit. Landscaping or new additions to the building do not qualify, but electrical, heating, and plumbing systems do. The National Park Service must approve the proposed work on a historic building, before rehabilitation begins. It is highly recommended to complete an application and submit it to the National Park Service through the South Dakota State Historic Preservation Office. (See Appendix F and G.)

Qualified Expenditures. The rehabilitation expenditures must exceed the *adjusted basis* of the building or \$5,000, whichever is greater. *Adjusted basis* is the purchase price **minus** the value of the land, **minus** any depreciation already taken by the current owner, **plus** capital improvements.

Resale. A building must be kept for at least five years in order to avoid recapture of the tax credit by the federal government.

Consultation with a tax advisor familiar with the rehabilitation tax credits is recommended. For further information contact: Colleen Gallagher, Internal Revenue Service contact for the Rehabilitation Tax Credit at (651) 312-7904 or colleen.k.gallagher@irs.gov.

2. Charitable Contributions

Taxpayers may deduct from their federal income tax the value of historically important land areas and certified historic structures donated to governments and their subdivisions, and other appropriate recipients, such as a nonprofit organization for preservation purposes. The range of properties on which donations may be claimed is broader than that on which the rehabilitation credit can be taken.

Properties do not have to be depreciable for the charitable contribution deduction. The South Dakota State Historic Preservation Office and the National Park Service Regional Office can provide assistance in developing necessary documentation. Again, consultation with a preservation savvy tax advisor is recommended.

3. Easements

Donations of historic facade easements for either commercial property or owner-occupied housing are also deductible on federal income taxes. These permanent gifts protect the outside appearance of buildings by controlling alterations and requiring maintenance, and apply to all future purchasers of the property. They may also control development rights. A typical agreement protects the facade of a building, but may also restrict the development of adjoining lands, interior features, or require maintenance of property elements. In addition, the public must have some visual access to the donated property. Donating an easement protects a significant property even after an owner sells or bequeaths it. An easement may provide income, gift, and estate tax advantages for the donor, and enables preservation organizations and public agencies – like the Clay County Historic Preservation Commission – to protect properties against adverse changes through a partial real estate interest rather than full property ownership. Valuation is typically the difference between the fair market value of the property before and after the grant of easement, and is made by a professional appraiser. In South Dakota, tax assessors must also consider effect of easements on property valuations.⁴⁹ Check with your tax advisor.

Federal Incentives for Communities

1. **Community Development Block Grant Program (CDBG)**, and
2. **Transportation Equity Act for the 21st Century (TEA-21)** for transportation enhancements.

Both federal programs are administered through the state. Funds raised through private pledges may be used for match for these and other grant programs, thus leveraging the private local investment substantially. Contact the Governor's Office for Economic Development and the Department of Transportation respectively

South Dakota State Incentives

1. **Property Tax Moratorium**

Restoration and rehabilitation projects of properties listed in the South Dakota State or National Registers of Historic Places may qualify for an eight-year property tax moratorium on the assessment of certified improvements. The owner of any certified historic structure, including private residences, may use the state property tax benefit. An eligible property must be:

1. Listed in the National or South Dakota State Register of Historic Places;
2. Certified for *The Secretary of the Interior's Standards for Rehabilitation Treatment of Historic Properties*;
3. Approved by the South Dakota State Historical Society Board of Trustees;
4. Encumbered with a covenant attached to the deed of the property for the life of the moratorium guaranteeing the maintenance and preservation of historic features.

Application procedure:

1. Determine if the subject property is listed in the State or National Registers;
2. Contact the restoration specialist at the South Dakota State Historic Preservation Office BEFORE beginning rehabilitation work to interpret the *Secretary's Standards*;
3. Discuss proposed work and seek acceptable balance among the *Secretary of Interior's Standards*, local building code, and budget;
4. An owner may develop a plan that divides the work into distinct phases that can be certified as they are completed;
5. Rehabilitate structure;
6. Pay the application fee, and meet the application deadline of November 1 for Board review in December;
7. Await approval of the South Dakota State Historical Society Board of Trustees;
8. When the Board of Trustees issues a certificate of eligibility for the moratorium, present the certificate to the local tax assessor to activate the moratorium. The property tax assessment of certified rehabilitation work is frozen as of January 1 of the year when the certificate is granted and carries forward for a total of eight years.

Owner Responsibilities:

1. Maintain property in good order and make alterations in a manner that conforms to restoration and rehabilitation *Standards* for eight years;
2. Permit the public to view those portions of the project approved as

- tax-exempt work for at least twelve hours a year;
3. Insure the building against fire and flood if appropriate.

2. **Deadwood Fund**

The Deadwood Fund program provides an opportunity to leverage financial resources for the acquisition, preservation, or rehabilitation of historic buildings, structures, and sites listed in the National Register of Historic Places. Matching grants from \$1,000 to \$25,000 are awarded to worthy projects that meet The *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other criteria. Applications are available from the South Dakota Historic Preservation Office. The annual application deadline is October 1.

Clay County Incentives to Consider

Tax increment financing, direct loans or grants, and relief from zoning and building code regulations are all potential local governmental assistance programs. Incentives may be used to offset costs of a preservation project, and can be financial support, technical design assistance, or relaxed administrative rules or fees.

1. **Revolving Loan Fund**

A local government may create a pool of funds for loans or grants for the rehabilitation of historic resources. Tax-exempt bond financing has been used to provide grants or loans to nonprofit organizations to rehabilitate historic properties. Other communities have used Community Development Block Grants from the U.S. Department of Housing and Urban Development to create a Historic Preservation Loan Program. Loans may be used for either

residential or commercial properties, at low to no interest. Grants are typically used for exterior rehabilitation, preservation, and the restoration of historic properties that are publicly or privately owned.

2. **Building Codes**

Both zoning and building code incentives are not direct subsidies, however, local communities must analyze zoning, parking, and other land-use management tools for their effect on historic structures. Allowances for the shifting or sale of density may provide enough incentives to owners of historic structures to undertake rehabilitation. In addition, relaxation of variance and special use procedures for historic structures may make rehabilitation and reuse more likely. Relaxation of building codes, when not endangering the health, safety and welfare of the public, may keep the cost of rehabilitation competitive with new construction. Reductions or waivers of permit fees may also provide an incentive for rehabilitation. Relaxation of parking codes can prevent the demolition of properties or the clearing of areas near historic structures that may be necessary to comply with existing parking requirements.

Modern building codes often frustrate historic preservation efforts by requiring historic properties to modernize to new building standards that are difficult to meet in rehabilitated buildings. Preservation efforts and building codes need to be coordinated. The Building Officials and Code Administrators International Basic Building Code, Uniform Building Code, and Uniform Code for Building Conservation include special provisions for rehabilitation of historic buildings. Several states, including South

Dakota, have adopted these or similar building code revisions. Local preservation advocates can educate local leaders and building code officials to the more flexible approach to historic preservation taken by other code enforcement officials.⁵⁰

3. Zoning

The preservation community realizes there is a close relationship between zoning and historic preservation. A community can have a strong historic preservation ordinance, but if the zoning code allows high-density development in lower-density historic districts, or does not allow flexibility in the types of uses to which historic structures can be put, the economic marketplace will create threats to historic resources that can overpower all but the strongest preservation protections. Historic Overlay Zones could enhance historic preservation in Clay County.

A historic overlay zone is a mapped zone that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay zone is established, property is placed simultaneously in two zones, and the land may be developed only under the conditions and requirements of both zones. Overlay zones typically are applied when there is a special public interest in a

geographic area. Common uses for such zones are floodplains, integrity of historic areas, viewshed protection, public use restrictions, and building height limitations.⁵¹ Overlay zones are described in the zoning text, mapped, and adopted by the governing body in a manner similar to conventional zoning. Provisions are administered through the usual zoning process. Flexibility enters the process when permissions for development in overlay zones are granted through a special permit process, or where site plan review is required.⁵² The major advantage of overlay zoning is that it adds a small element of flexibility to traditional zoning and, as a result, suffers from few legal impediments.⁵³

A historic overlay zone allows demolition and alteration controls. The zone encourages conservation and revitalization of historic neighborhoods with design guidelines to protect the neighborhood context including: scale, setback, height, roof pitches, window and door rhythms, construction materials, and other considerations. An architectural review board reviews all new construction, reconstruction, additions or deletions of floor area, and demolitions in the overlay zone and may provide design assistance to applicants. The emphasis is on conservation of the neighborhood context rather than regulation of design details.

HISTORIC PRESERVATION'S LEGAL FOUNDATION IN CLAY COUNTY

When it comes to historic preservation, the strongest protection is typically found in preservation ordinances enacted by local governments. ♦ Constance Beaumont

Two chapters in the South Dakota Codified Laws (SDCL) address preservation of historic sites. Chapter 1-19-A, Preservation of Historic Sites,⁵⁴ provides statutory authority for the South Dakota Office of History to establish state and national historic properties and provides a procedure under SCDL 1-19-A-11.1 to monitor public projects that may damage or destroy state or federal historic places or properties. Chapter 1-19B⁵⁵ authorizes municipalities and counties to establish Historic Preservation Commissions to promote the use and conservation of historic properties within their jurisdiction.

Like other CLGs across the country, local, state, and federal laws support the Clay County Historic Preservation Commission's programs and activities. For the Historic Preservation Commission to fulfill its various legal duties, ordinances and laws must work together. The Clay County Commission appoints Historic Preservation Commissioners to three-year terms. The Historic Preservation Commission adopted by-laws to govern its internal procedures to fulfill their purpose:

*to promote a comprehensive program of historic preservation in Clay County. The Commission also promotes the use, conservation, and acquisition of historic properties in Clay County for the education, inspiration, pleasure, and enrichment of the citizens of the municipalities, county, state and nation.*⁵⁶

Any local ordinance must work in harmony

with existing state law. Proposed changes will assure this agreement occurs in Clay County and reduce potential municipal and county preservation challenges that could become expensive legal controversies. Adjustments are necessary to enable the Historic Preservation Commission to perform its obligations in a clear, efficient, and effective manner in concert with South Dakota statutes. To accomplish this, the Clay County Historic Preservation Commission, the South Dakota State Historic Preservation Office, and the National Trust for Historic Preservation are collaborating on an ordinance for review and consideration by the Clay County Commission, and a potential ordinance for the City of Vermillion.

Since a historic preservation program can only be effective with a strong legal framework, the following administrative, designation, and strategic tools will enhance the Historic Preservation Commission's ability to meet its legal mandate.

Administration

1. Definitions

Define terms used in the ordinance for clarity and smooth legal functioning.

2. By-laws

Good government delineates procedures for decision-making. The Clay County Historic Preservation Commission's by-laws govern

their proceedings. Review by-laws to ensure clear procedures for: posting of agendas, appropriate notice for public hearings, quorums, declarations of conflicts-of-interest, and other administrative considerations that become critical when difficult decisions must be made. By-laws must be in harmony with the South Dakota Administrative Procedures Act.

3. Historic Preservation Commission & the Governing Body

This procedure should match the activities of the Planning Commission. If the Planning Commission makes a decision that is presented to the governing body for ratification or adoption, then the same procedure should apply to the Historic Preservation Commission.

4. Liaison Members

Some South Dakota Historic Preservation Commissions have non-voting Planning Commission members, and/or a non-voting city council member. Other communities include a Planning Commission and governing body member as permanent voting members. Good communication with both these groups is essential. Consider non-voting members from the Planning Commission and County Commission, and also designate Historic Preservation Commission liaisons to the Planning Commission and County Commission.

5. Preservation Plan

Some South Dakota Historic Preservation Commissions have a preservation plan that is updated on a regular basis. Clay County will be in the enviable position of already

developing a plan built on a citizen-driven process.

6. Structures of Merit

Compile a list of outstanding community historic features that deserve special consideration in all forms of municipal review.

7. Economic Hardship Criteria

Include this criteria in the ordinance to benefit a property owner who cannot financially meet any given preservation requirement, whatever it may be. Including this criteria demonstrates Historic Preservation Commission sensitivity and conscientiousness. Together, effective by-laws and economic hardship criteria legally strengthen local decision-making authority.

Determination of Significance

1. Local Historic Designation

It is helpful to remember that federal and state oversight assigns the greatest authority and responsibility for safeguarding historic resources to the local level, in a local citizen board, making local decisions about local matters. However, unless historic resources are designated as locally significant, either individually as a local landmark or as a group in a local historic district, the Clay County Historic Preservation Commission has no legal authority to make decisions regarding historic resources. The Clay County Historic Preservation Commission needs the ability to review local resources and designate these resources as locally significant. While it may be good common sense that a resource like the Austin-Whittemore House, which is listed in the National Register of Historic Places and the South Dakota Register of Historic Places,

is historically significant and important to Clay County, this assumption does not carry legal weight, since the Austin-Whittemore House, along with all other Clay County historic resources, is not designated significant **locally**. In other words, historically significant resources in Clay County currently are not protected in any way.

2. Non-consensual Designation

Sometimes a historic resource may be more important to the community-at-large than it is to the individual property owner. An extreme step like designation without consent requires formidable consensus on the part of the Historic Preservation Commission, the governing body, or both. Typically a greater or overwhelming significance is required, and in some cases, a super majority, either a two-thirds or a three-fourths majority instead of a simple majority, vote of the governing body is required to advance this rare designation.

Strategies for Historic Resources

1. State & Federal Projects

If the State of South Dakota considers a project that undermines the safety of Clay County's historic assets, the 11.1 Review Process exists to bring the state and local agencies together to discuss the long-range effects of the project. A similar Section 106 Review Process begins if the federal government considers a project that potentially threatens the safety of Clay County's historic assets.

2. Demolition or Relocation (moving) Delay or Denial

Communities may empower a Historic

Preservation Commission to deny a proposed demolition outright or impose a delay of 30 to 360 days to allow time for dialogue between the owner and preservation professionals. Often owners consider demolition simply because they are not informed about preservation incentives and other options. Some communities apply the delay or denial to all structures over 50 years of age and not just designated historic resources. This strategy protects historic resources that may not be surveyed or locally designated.

3. Design Review

This consideration creates an architectural review body that may be the Historic Preservation Commission. There are several options:

- ▶ Mandatory review with mandatory compliance;
- ▶ Mandatory review with voluntary compliance;
- ▶ Voluntary review with voluntary compliance.

Each option has different strength and local political will determines which option works best. If the community is offering financial incentives, it usually requires mandatory review with mandatory compliance: "If you want our money, apply our design requirements to your project."

4. Historic Overlay Zones

Like other overlay zones, historic overlay zones are administered through planning departments and are an additional consideration in property changes. Typically these zones may address building massing, construction materials, roof shapes, window and door patterns and rhythms, additional setbacks, historic landscaping, especially trees,

and other factors.

5. Maintenance Requirements

Like a nuisance ordinance, some Historic Preservation Commissions can require minimal maintenance requirements for historic properties. If an owner fails to comply with basic requirements, the governing body has the authority to arrange for minimal maintenance and subsequently bill the property owner or place a lien on the property.

Other communities have already tested all these options for Clay County. If there are specific questions about the effectiveness of a particular strategy, discussion can occur with other communities with similar options. This municipal historic preservation knowledge gives Clay County the great advantage of implementing those ordinance components that will most advance local objectives and avoiding those that have proved municipally trying.



Protection need not be a limitation on development, rather, it can be the basis for it. ♦ Saving Place: A Guide and Report Card for Protecting Community Character

This national overview entitled *Local Government and Historic Preservation*, written by Byrd Wood, appeared in the Forum Journal, The Journal of the National Trust for Historic Preservation, Summer 2001, Vol. 15, No. 4, pp. 4- 8.

In 1987, Robert E. Stipe, wrote in The American Mosaic: Preserving a Nation's Heritage that *preservation remains at the fringe of local government conservation and development processes in many cities.*

Elaborating on this grim assessment of the status of preservation, he explained: *Preservation issues are treated essentially as aesthetic issues, by a separate historic district or preservation commission, rather than as part and parcel of the more compelling land use and development program, which are dealt with by planning agencies located closer to the heart of local government and its political processes.*

Stipe then identified a range of solutions that could be adopted to improve preservation's status on the local front. Beyond the traditional preservation ordinance, he suggested the adoption of fiscal programs that increase support for historic preservation, such as participation in neighborhood improvement schemes and revolving fund programs, and the adoption of tax incentives that encourage rehabilitation work. On the regulatory side, he stressed the importance of coordinating historic preservation objectives with *building, housing, area and neighborhood revitalization, zoning, site planning and other*

planning and land use controls.

Cities and towns across the country have readily assumed a stronger role in actively promoting preservation through financial incentives and other innovative programs that make historic preservation an attractive solution. They have also broadened their approach to preservation to ensure that zoning laws, comprehensive plans, housing and transportation programs, as well as the preservation ordinance, support preservation programs. Indeed, historic preservation has proven to be a viable tool in the revitalization of neighborhoods and downtown areas; it serves as a key element in the promotion of tourism and economic growth, and it has been exalted for its role in preserving community character.

Historic Ordinances & Local Designations

Today more than 2,300 communities have adopted historic preservation ordinances to protect their historic resources. Of these, more than 1,200 are CLGs. These ordinances provide direct control over actions that may adversely affect privately owned historic property.

Although no two ordinances are alike, there are several attributes that are common to most. A typical preservation ordinance identifies what resources are subject to protection. It may simply establish one or more historic districts or delineate a process for the designation of historic landmarks and historic districts with a community.

The preservation commission, an administrative body of local government, is generally charged with the review of applications to alter or demolish historic resources as well as build additions and new buildings within a historic district. The number of commission members and length of their terms will vary from place to place depending on the size and needs of the community. Furthermore, its level of authority will vary, depending on the state enabling law, the relationship between the commission and other administrative agencies, the strength of community support for historic resource protection, as well as the terms within the preservation ordinance itself.

While listing in the National Register of Historic Places is mainly honorific, designation as a historic site under a local ordinance often carries some restriction and maintenance requirements as well as some possible financial benefits. Owners who wish to make changes to their properties – anything from window replacement to demolition – may be required to have their proposal reviewed by the commission to determine if the change would harm the property's historic or architectural significance. The commission's approval or rejection of the proposed change may be either binding or merely advisory, depending on the powers specified in the preservation ordinance.

Financial Incentives

With the steady adoption of state enabling laws authorizing the use of tax incentives, and the development of other programs designed to spur historic preservation projects, many local governments now offer financial incentives to encourage the maintenance and rehabilitation of historic properties. Typically in the form of property tax relief, property tax

freezes, or a local income tax credit, these incentives help to make preservation an economically viable alternative, especially when coupled with other incentives available from the state and the federal government's rehabilitation tax credit program.

Local tax incentives generally apply only to those properties that are designated as a local historic resource. Structures located in a historic district must be contributing resources. In addition, the tax benefits are generally available only for properties that have undergone a qualified rehabilitation. Depending on local law, tax incentives may be available for either income producing properties, non-income producing properties, or both.

Coordination with Other Land Use Programs

Local preservation programs become stronger when linked to other local laws and land use, planning, and revitalization strategies. Comprehensive or master plans are formal documents, typically adopted at the local level, that set forth guidelines for community development over time. They generally identify important community goals such as economic growth and stability, environmental protection and public safety, in the context of specific planning elements such as land use, housing, and transportation. Zoning laws govern the use and intensity of both new and existing development, while subdivision laws govern the platting and conversions of undeveloped land into building lots.

Unless these laws support a community's preservation goals, historic resources can easily succumb to development pressures. An increasing number of communities are

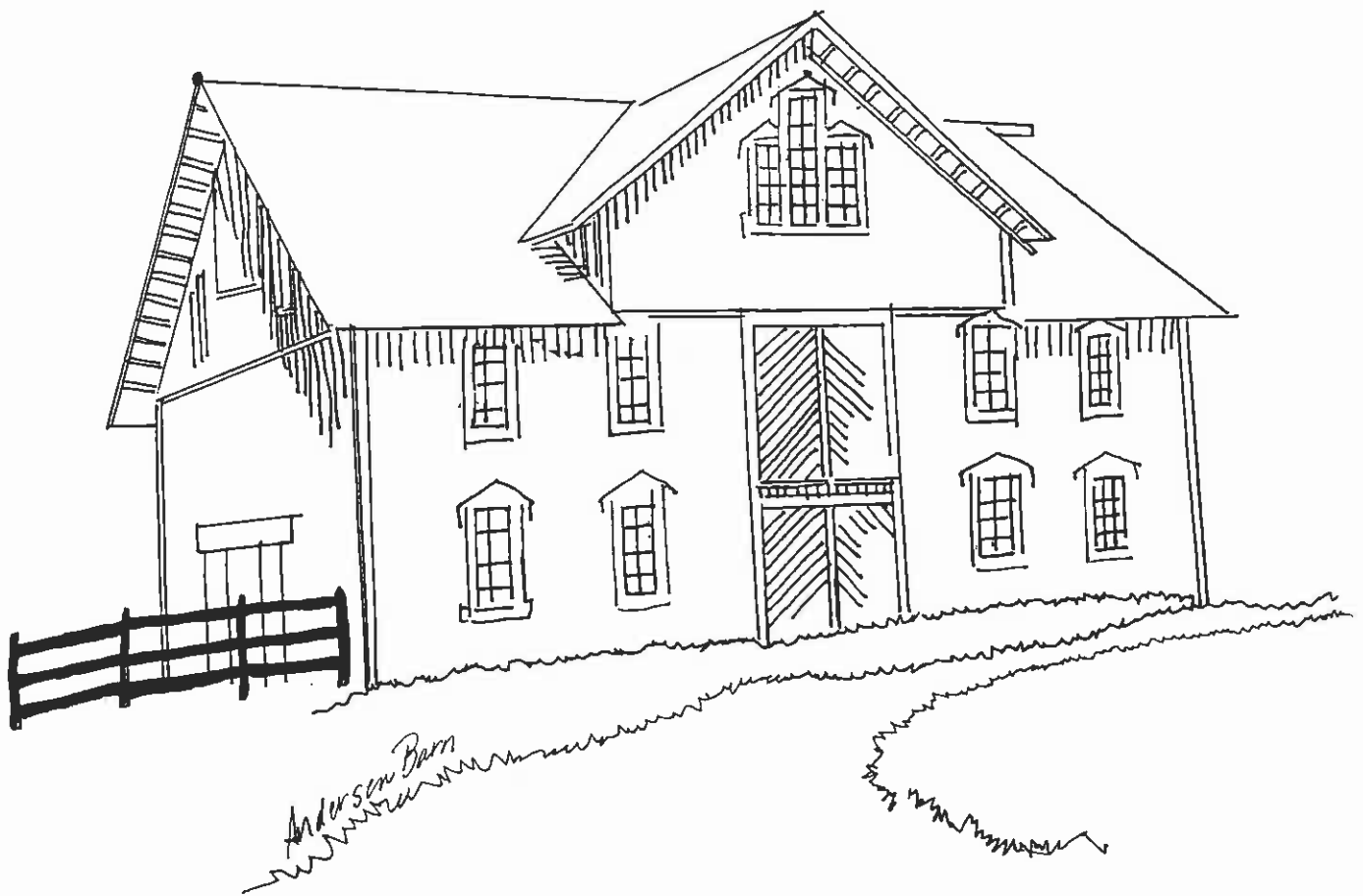
addressing this problem by ensuring that their comprehensive plans and land use laws support preservation objectives.

More Communication & Coordination

Experience shows that no one tool provides a single solution for protecting historic resources and promoting local preservation. Ideally, a community needs a multi-faceted approach. To be successful, preservation proponents need to be in touch with city council members and other elected officials as well as city staff and other agencies and community groups,

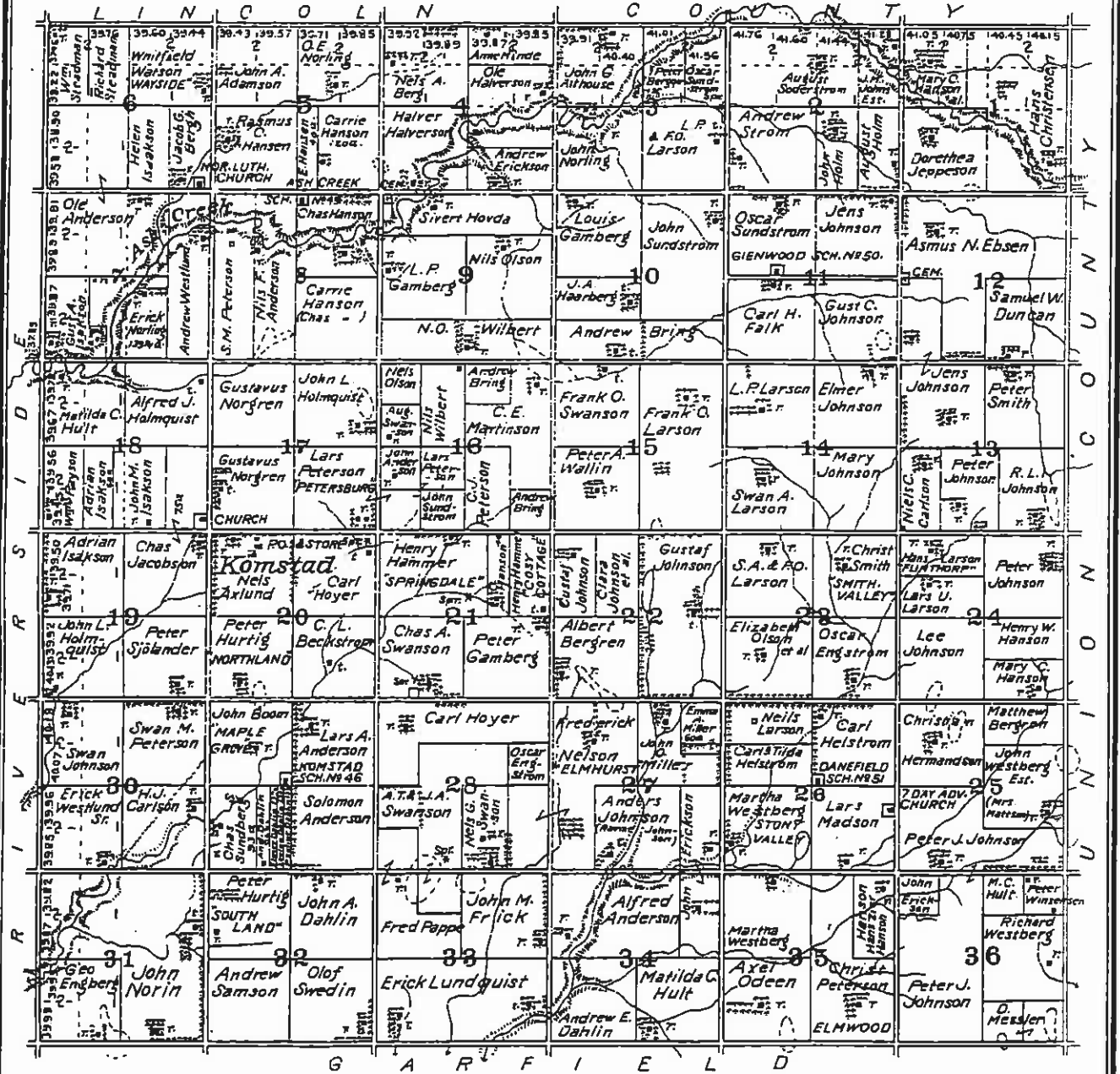
that simply may not be aware of preservation concerns.

Ongoing communication with community and economic development offices, the planning department, building permit and inspection departments, and the fire marshal is essential. Preservation proponents also need to ensure that the activities of the preservation commission are coordinated with programs of the housing office, department of public works, and parks and recreation that may directly affect or involve historic resources.



GLENWOOD

T. 95 - R. 51



Corrections by J. A. Johnson.

E. F. R. - Del. Oct. 12, 1900

OPPORTUNITIES FOR COMMUNITY & UNIVERSITY COLLABORATION

The nice thing about teamwork is that you always have others on your side. ♦

Margaret Carty

Clay County and the University of South Dakota were created by the Dakota Territorial Assembly in 1862. The community and the university have grown up and grown in together since founding. USD is a formidable property owner of nationally significant historic buildings, major employer, and significant component of Clay County's image. By understanding each other's goals and constraints, the community and the university can work together and preserve what is unique to both.

Throughout America, institutions of higher education are forces, both positive and negative, in historic preservation and community revitalization. Universities do not exist as isolated entities; instead they join together with their neighbors to make the surrounding community a safer and appealing place for their students, faculty and staff to live and work.

Community and university conflicts are documented back to the middle ages, and include complaints in some form regarding noise, traffic congestion and lack of parking, substandard and overly expensive housing, and objectionable student behaviors and lifestyles. Serious challenges developed after World War II when veterans returned to campuses. The resulting student population explosion strained university facilities; often surrounding neighborhoods became student housing. Some homeowners moved away; some converted single-family housing into student apartments. Both actions resulted in neighborhood decline

and loss of cohesiveness. Later, universities launched building campaigns to respond to and anticipate burgeoning population growth, often resulting in demolition of historic resources. This expansion at the expense of community, fostered an attitude of distrust and suspicion that continues to shape the way some communities relate to their institutional neighbors.⁵⁷

Universities impact their surrounding community and their immediate neighborhood economically and physically. Universities contribute to and benefit from the community's economy including: purchasing dollars by students, faculty, visitors, guests, and staff; jobs for local residents; buying goods and services from local providers; hiring local contractors, and housing rentals. Communities adopt laws and regulations limiting occupancy, increasing building code regulations and rental housing inspections, enforcement of environmental restrictions governing noise and litter, animal control, and increased public safety services. Importantly, institutional properties are removed from tax rolls which challenges a community to provide additional services with a reduced tax budget.⁵⁸

Property acquisitions are often opportunistic, made to prevent others from owning desired facilities of future interest. Acquisition programs are long-term and buildings are not necessarily in pristine condition. These purchases often include historic properties.

Decision-making Factors⁵⁹

Most universities are not well prepared for maintaining or rehabilitating historic buildings. Historic preservation is not the primary mission for universities. Most institutions lack an understanding of and willingness to use historic resources to promote and spearhead neighborhood revitalization in the community. Preservation activities are generally seen as an attractive, but not fundamental to the university's purpose. Consequently, preservationists are often frustrated by an institution's seeming recalcitrance and poor stewardship of its resources, while educational leaders are equally frustrated by citizens' seemingly insensitive advocacy for their own agendas.

Community leaders will have better success influencing university policy makers if they understand the pressures and constraints faced by academic institutions.

Mission

Assess the university's stated mission as a source of information on the commitments and purposes of the university. The mission gives community leaders an opportunity to link their interests to one of the university's fundamental purposes.

The University of South Dakota, as the first public university established in Dakota Territory and the comprehensive university within the South Dakota system of higher education, values excellence in teaching and learning, advancement of knowledge, public service, freedom of thought and expression, and personal responsibility and development. USD provides a strong liberal arts education and an array of regionally and nationally

recognized professional and graduate programs. Undergraduate programs provide a solid foundation for entry-level careers and for graduate and professional degrees at USD or other leading institutions of higher education. Graduate and professional programs at USD prepare students to contribute to their disciplines and professions as well as to the communities in which they live through scholarship, leadership, and service. The University provides students an intellectually stimulating educational experience, in and out of the classroom, within a supportive and diverse community of active learners. Students' academic and personal growth is assured through an innovative curriculum that integrates excellence in teaching with research and service. At USD, students are inspired to become lifelong learners who will make significant contributions through leadership and service as citizens of the state, the nation, and the world. Both to measure its success in attaining its vision and as appropriate in refining that vision, USD relies heavily on its planning, program review, and assessment activities.⁶⁰

Master Plan

Understand the plans and priorities of the university, its future growth projections, plans for delivering educational services, and anticipated land and facility needs. A source of this information is USD's strategic plan, *Setting the Standard*, May 2000, adopted by the governing board as its policy, or the fund raising plan that identifies its goals and the funds needed to accomplish them. USD's master plan, January, 1999 is an excellent source of information regarding the university's physical environment. In 2001, USD updated the master plan to include

signage concerns. Some universities have preservation plans as a component of their master plans or as a separate document.

A thorough preservation plan includes a survey of the university's current historic resources and those it anticipates acquiring. Historic view corridors, landscaping, and campus design may be included with the institution's policies for facilities maintenance, restoration, and stewardship. Often a master plan addresses campus issues only and is silent regarding plans in surrounding neighborhoods to avoid potential increases in future acquisitions costs.

Occasionally, development and review of university master plans includes local officials and community leaders, although this is not a standard procedure. Sometimes the community's comprehensive plan, if it has one, will reference or include the institution's master plan. Often the two planning processes and documents are separate. Coordination and cross-references between the community's comprehensive plan and the institution's strategic and master plans, oversight by USD's Facilities Committee, provides the greatest and most formal level of protection, especially if plans are officially adopted by both the university's governing board and local officials. In the case of public or state institutions claiming sovereign immunity from local laws, regulations, and practices, cross-references or joint adoption may be resisted by institutional leaders.

The organizational levels at which planning occurs and plans adopted are important. Facilities and maintenance planners report to administrators whose main responsibilities satisfy diverse requirements within adopted budgets. Historic preservation may be seen as

conflicting with this bottom-line orientation, especially if historic preservation values are seen as unquantifiable or of lesser importance.

Also, since acquisition can be opportunistic, purchases or gifts may occur in spite of adopted plans.

Budget

The budget is the fundamental policy document of the institution. Despite community perception of institutional wealth, nearly every university struggles with insufficient dollars or restrictions on the flexible use of dollars. The changing roles of universities in a demographic environment marked by increased competition for students, faculty, and research funding, rapidly changing technology, and governmental regulations escalate the demand for additional funds. Aging buildings, years of deferred maintenance, and the need for campus expansion can increase budgeting challenges.

Often, as with USD, a foundation assists a college to raise contributed and grant funding. Community leaders should review university and foundation plans and budgets as guides to the institution's priorities and anticipated funding sources.

Capital funding is often ear-marked for new construction only and is not available for preservation projects. Instead, an institution may find it can only use donated funds or regular operating or deferred maintenance funds for rehabilitation and preservation.

Organizational Structure

To successfully influence university decisions, it is important to understand the hierarchy of

the institution and relationships among decision makers. Significant factors include the governing board and its role in setting priorities and guiding institutional operations; how the board is elected or appointed; how it operates formally and informally; its division of responsibilities with the chief administrative officer. At a public university, the authority and responsibilities of the legislature, governor, and a statewide governing board may be significant.

Changing College Populations

Institutions are experiencing changes in the college-age population; professionals returning to upgrade their technical skills, and retirees in continuing education classes. These demographics place different physical demands on classrooms, labs, dormitories, and parking.

Legal Requirements & Regulations

Three major legal and regulatory initiatives greatly affect universities that may require physical renovation and expansion.

- ▶ The 1990 Americans with Disabilities Act (ADA) requires access for impaired persons in public accommodations, commercial facilities, and in state and local government buildings. The costs and physical constraints of access are significant budgetary and work requirements for most universities and are often cited as a reason to demolish older buildings.
- ▶ Title IX, 1972 Amendments to the Higher Education Act, prohibits discrimination on the basis of sex for activities receiving federal funding from the U.S. Department of Education. Since this mandate includes athletics, universities are

increasingly acquiring land in adjacent neighborhoods to expand women's athletic programs and facilities.

- ▶ Tuition caps, **spending barriers**, and limitations on tax-based support have been adopted in some states. Many universities respond by increasing out-of-state students who pay higher tuition. Universities are squeezed by increased competition for full-paying students and restricted budgets and spending authority. More fully using facilities with evening and continuing education class impacts historic resources.

Technology & Infrastructure

Students, faculty, and administrators demand the most current technological capabilities and facilities. Wiring, fiber optic cables, communication linkages, upgraded telephone systems, and fully wired smart classrooms, labs, dormitories, and libraries are driving facilities budgets.

Post-secondary education facility standards: classroom square footage requirements, maximum acceptable travel time between classes, and parking standards may impact a university's ability to use dispersed facilities in neighborhoods for academic functions.

Parking concerns that confront universities also confront commercial areas and are discussed in Chapter 7, Workshop Outcomes, Transportation Enhancements & Sprawl Management.

Environmental Concerns

1. Environmental controls regulating scientific activities and the use and

disposal of chemicals are a factor in determining how a university uses its resources. Universities find the fine arts, photography, graphic arts, and printing are also impacted by environmental protections. During the 1950s construction boom, asbestos was a widely used building material. Asbestos removal is a costly endeavor. Many universities maintain that a cost-benefit analysis shows demolition and replacement as the justified action rather than preservation and renovation.

Other Physical Factors

A university's historic resources may also be restricted by other state or local regulations.

Off-Campus Acquisition

It is important for community leaders to understand institutional real estate acquisition decision-making. Real estate and capital expenditures may be separated from the university's standard operating budget. Real estate decisions are often exempt from state open meeting laws that require decision-making to be a matter of public record and review. It is not unusual for a university to contract with a private agent to negotiate purchases on behalf of the institution without disclosing the true identity of the buyer.

Universities often decide to purchase properties in advance of a decided use. Stewardship of these resources varies widely. Parking is common as an interim use while the institution makes final decisions. This temporary use often continues for years and builds its own constituency for continuation. Opportunities exist at USD to promote environmentally sound transportation

alternatives like bicycling, to reduce perceived parking expansion while promoting responsible and conservative environmental stewardship. Across the country, students, faculty, and staff are increasingly responsive to improved bicycle access in lieu of energy and land consumptive automobiles.

Assumption: *new is better*

Often, academic institutions seem to favor demolition and new construction over renovation. Typically a cost-benefit analysis is assumed to show costs for preservation and renovation will exceed new construction on a square footage basis. Often this decision-making tool is used in combination with other institutional factors to justify a university's action in destroying a historic resource. Even when building renovation is more expensive than new construction, an attractive campus and surrounding neighborhood will positively affect fund-raising and enrollment yields. These factors however, are more difficult to quantify than square footage costs and are frequently disregarded.

Strategies for Successful Collaboration⁶¹

Develop Preservation Constituencies

Planning and facilities management staff are key allies in promoting historic preservation. Occasionally **maintenance staff** exceed their own performance requirements to save, restore, and preserve historic elements of a building out of respect for the workmanship. Maintenance staff often become enthusiastic and receptive when given the opportunity to learn and practice preservation techniques. They value this training as job enhancement and perceive it as a strong symbol of the commitment of the institution to their work and the university's historic resources.

Larger preservation challenges such as building alterations and additions, fire code compliance measures, and ADA renovations involve decision makers at **higher levels**. Historic preservation is sometimes already included in the list of issues affecting alterations, but if not, adding historic preservation as one of the screening criteria enhances preservation awareness and protection.

Appealing to the values of conservation and ecology prevalent among the current **student** population may be especially effective in enlisting students' support and participation as preservation allies. The willingness of university administration to listen to student leadership is considerable, particularly when student officers are ex-officio members of the governing board.

Faculty members often have long and valued associations throughout the institution and may be enlisted as preservation advocates.

Many **alumni** continue to have strong affection for the campus as it was in their university days, and may be recruited to speak on behalf of preservation.

Reach Decision-makers

Use multiple means to reach and influence institutional decision makers and increase the opportunities to carry the message and build a larger constituency for preservation.

Professional planning staff in universities and local government are often in routine contact with one another, sharing information and reaching agreements even when the leaders of their respective organizations differ. Since most community preservation concerns are related to planning, understanding and

accessing the formal and informal relationships between planning staff in local government and the university may be extremely productive.

Universities often establish committees or task forces where community and neighborhood leaders serve to deal with issues of common concern.

Influence the Master Planning Process

Comprehensive planning efforts usually take place every five to ten years. Preservationists should identify university planning staff and keep in touch with them on an ongoing basis to be included in the planning process. Master planning offers an opportunity to be perceived as a constructive part of the system. It is one of the few times when universities may actively seek input from a diverse group of constituencies.

Review planning documents in detail. Attend all open meetings related to master planning. If preservationists are not vigilant throughout the process, an adverse decision may be made without their input.

Involve Development Offices in Preservation Efforts

Alumni donations are influenced, in part, by the perception of support and value the university gives its past. Some development officers believe that historic buildings, other than Old Main, are not good fund-raising draws. Combat this perception personally and effectively with a preservationist donor.

Scrutinize Cost-benefit Analyses

Persist in asking facilities staff or the planning office for a cost-benefit analysis, and carefully review these figures to ensure that accurate

comparisons are drawn. For example, costs of demolition, debris removal and disposal are frequently not included in the cost of a new building. Hazardous material abatement like asbestos and lead are included in the costs of renovation but not in the cost of replacement with a new building. Abatement is an expense in both cases.

Even when replacement is cheaper than renovation, community leaders need to emphasize that quality of new construction will likely not match the craftsmanship of the existing structure.

The Institution in the Community⁶²

Community Development & Revitalization Projects

University leaders are finding it imperative to their success in the changing educational environment to lead and support their institution's active involvement in programs to improve the quality, safety, and appearance of the community outside campus boundaries. With increasing competition for students and faculty, the quality of the community in which the university is located is a significant factor in recruitment and retention. Although students weigh factors differently than parents and faculty, safety, attractiveness, quality of services, options for shopping and entertainment, and affordable, quality and convenient rental housing are key factors. For faculty, additional factors include availability and quality of affordable housing, schools, economic opportunities for other family members, and transportation.

Many universities are actively engaged with their communities to provide leadership, volunteers, research, programs, and funding to improve local conditions. These new

partnerships emphasize the cooperation and interaction of the institution and the community.

Specific institution activities vary. Some universities are active in revitalizing the entire community, in others activities are focused on the neighborhoods surrounding the university. Some universities are concentrating their resources in the community for education-related purposes. Others are supporting and providing a wide range of non-academic services: housing, day care facilities, job training for community residents, leadership and advocacy training, coordinated purchasing programs, and economic development. National and community-based foundations and private corporations provide financial support, training, and technical assistance for these programs. This approach, gaining momentum and recognition, offers exciting opportunities to link education, historic preservation, and community revitalization.

Affordable Housing in the Community

Universities are beginning to recognize the role that affordable housing close to the institution plays in stabilizing neighboring areas and the significant impact housing support services have in faculty recruitment and retention. Institutions are expanding their housing services to provide innovative home ownership incentives and support to purchase and occupy neighborhood homes that are often vacant, severely deteriorated, or poorly maintained by absentee landlords. Incentives include: mortgage assistance, loan guarantees, home ownership education, and support services. Some limit programs to faculty and staff while others offer this opportunity to neighborhood residents. Some programs purchase homes for resale; others focus on financial support. Some programs rehabilitate

houses prior to sale; others provide oversight and cash incentives to encourage preservation.

Adaptive or Alternate Use of Campus and Community Buildings

Universities frequently adapt campus building for alternative uses. Offering services and activities outside the usual scope of higher education can help institutions gain additional funding or expand. Examples include: research parks, conference centers, hotels, retirement apartments, public museums, and educational and entertainment venues. Many universities renovate historic homes on the campus periphery to house smaller department offices. Others provide special interest housing for qualified upper class students, who compete to live in these prestigious historic homes. Universities across the country use this strategy effectively by creating special interest houses for honors students in language studies, fine arts, foreign studies, African-American and Native-American studies, environmental studies, and others. This results in seamless boundaries between the university and community as students, faculty, and staff are an integral part of the daily activities of the community.

Service Learning

Nationally, there is a educational movement for community-based service learning where students and faculty work on real problems in the community to gain practical or laboratory experience. This approach offers community leaders the opportunity to involve students, faculty, and staff in community revitalization and historic preservation activities and projects both on and off campus. University students research and document historic resources and prepare National Register nominations. Other research and action opportunities include:

displacement of disadvantaged populations, local economic impacts of preservation, heritage tourism opportunities, adaptive use, and local land use issues. At USD the service learning program is called IDEA and is already in place. The Clay County Historic Preservation Commission and the USD Political Science department collaborate on preservation projects.

Community Development Corporations (CDC)

There are more than 2,000 CDCs in the United States. Most address affordable housing. Other activities include community building through advocacy, human services delivery, commercial and residential real estate development, business development, and lending. CDCs are usually funded by state and local government, local and national nonprofit organizations, foundations, financial institutions, corporations, and federal agencies.

Universities are often CDC community partners. Universities provide applied research, administrative services like grant or property management, facilitation, education of community members for professions, community organizing and leadership. Universities may also provide technical assistance that includes legal, personnel, and financial, planning, public relations, technology, board development, and funding for loans or loan guarantees. Experiential and volunteer opportunities for students, faculty, and staff are part of a typical partnership.

Community Outreach Partnership Centers (COPC)

Created in 1992 by the U.S. Department of Housing and Urban development, COPC funds two- and four-year universities to form

cooperative partnerships with community and neighborhood organizations. HUD provides up to \$400,000 over three years to selected universities.

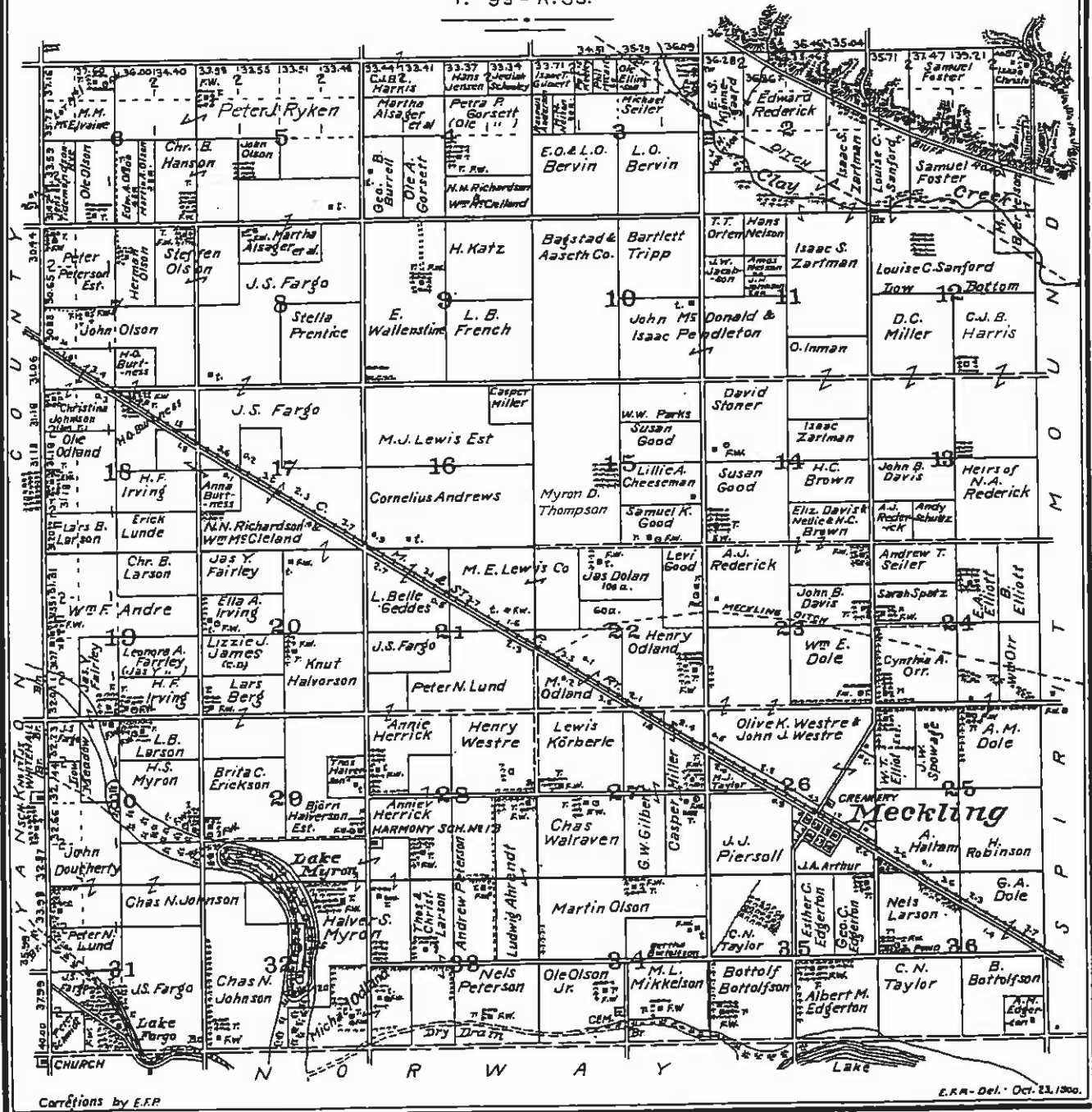
COPC is designed to link the intellectual, physical, and economic resource of universities with neighborhoods to address urban problems and community issues. The community must lead the process to identify specific needs; all research must have a direct application to actual community problems. Typical programs include job training and counseling to reduce unemployment; local initiatives to combat housing decay, discrimination and homelessness; mentoring for neighborhood youth; health care; economic development and

anti-crime programs; start-up assistance for new local businesses; community involvement programs for students and faculty.

Although historic preservation is not listed as a specific activity, the COPC programs and funding offer opportunities and potential funding to preservation interests by encouraging the community and higher educational institutions to stabilize and secure older neighborhoods. This is especially effective when combined with job training and apprentice positions for unemployed neighborhood residents. COPC funds support the facilitation of community and university partnerships and act as a catalyst for change.

MECKLING

T. 93 - R. 53.



A comprehensive preservation program includes a process for ensuring that all potential historic resources are eventually considered for national, state, or local designation. Communities do this by conducting historic surveys and updating these surveys on a regular basis.

Typically, surveys and designations are organized by priorities:

- ▶ **Crisis**, most threatened historic resources first. Include those experiencing development activity, demolition, neglect, or sudden growth pressure,
- ▶ **Time**, oldest first,
- ▶ **Styles or themes**, e.g., survey all agricultural resources and other themes.

This plan recommends the following surveys to comprehensively assess the historically important resources in Clay County:

- ▶ Downtown Vermillion Historic District
- ▶ Agricultural Resources (theme)
- ▶ Barns (theme)
- ▶ Churches (theme)
- ▶ Cemetery Architecture (theme)
- ▶ Country Schools (theme)
- ▶ University of South Dakota (district)
- ▶ Cultural Landscapes (site)
 - Farms (districts)
 - Vistas (site)
- ▶ Industrial Resources (theme)
- ▶ Villages (theme)
- ▶ Town Halls (theme)
- ▶ Transportation Resources (theme)
- ▶ Archeological Sites (site)
- ▶ Additional Neighborhood Districts.

Following comprehensive surveys, prepare nominations and designate resources either nationally, on the state level, or locally. In addition to considering the historic importance a particular resource contributes to a theme, the *integrity* of a particular site is another key factor in deciding which sites merit more preservation effort than others. Integrity describes how much a resource has changed, if at all, over time. Some building modifications can substantially compromise integrity.

Downtown Vermillion Historic District

A survey of downtown Vermillion's historic structures is underway. Following the survey, nominate the Downtown Vermillion Historic District to the National Register of Historic Places and later locally designate the district to enhance property owners' ability to use preservation incentives for rehabilitation.

Agricultural Resources

Agricultural buildings: farm houses, barns, silos, corn cribs, granaries and grain bins, sheds, hog houses, milk houses, chicken coops, summer kitchens, outhouses, smokehouse, pump houses, sheds, wells, windmills, fences, and water tanks are functionally-related and integrated elements of the historic environment. Though not structures, windbreaks, hedgerows, gardens, irrigation ditches and canals are all additional components of a complimentary cultural landscape that demonstrates man's historic interaction with the land.

Farms change over time and become larger or smaller depending upon economic conditions. Farm families adapt buildings to new uses as the agricultural base shifts. As commercial and residential growth occur in Clay County, some historic agricultural resources are replaced by new development. A balance must be found between the importance of the resource, how many examples of the resource remain, its uniqueness, the integrity of the remaining resources, and current community needs. Some properties are important to more than one historic theme and these especially significant resources merit special consideration. These kinds of decisions can be demanding and difficult, but are best made, not by a state or federal agency, but by a local Historic Preservation Commission thoroughly familiar with the local community, its resources and its needs. Include the fairgrounds in a survey of Clay County agricultural resources.

Usually the first thought should be to preserve the old home or the greater part of it. Sacred associations usually cluster round the old farm house; every room and door and window may be associated with some epoch in life's history. Through yonder door came the happy bride, a half century ago; in yonder room the children were born; every nook and corner has some tale to tell, some happy association. The first thought, then, should be to save and improve the old house, not to destroy it. □ Issac Phillips Roberts, The Farmstead, 1911

Barns

Agricultural building designs are the result of function, available materials, technology, economic conditions, and

labor. Clay County's unsung heroes are outstandingly well crafted barns. Many are built with hand-hewn lumber lugged across frozen winter rivers. They showcase wooden-pegged, hand-cut, mortise and tenon joints built by woodworkers dedicated to their craft. In some cases, despite years of neglect, they have weathered the years exceptionally well. For other barns, time and the elements are beginning to take a heavy toll. Clay County warehouses an outstanding collection of these prairie landmarks. Consider presenting a series of barn preservation workshops, perhaps in cooperation with the State Historic Preservation Office, the Department of Agriculture, South Dakota Farm Bureau and the national BARN AGAIN! program, a collaboration between *Successful Farming* magazine and the National Trust for Historic Preservation. Experts can provide barn owners with practical advice for barn stabilization, restoration and maintenance, and importantly, agricultural reuse of these remarkable architectural achievements.

Churches

Clay County has a rich legacy of ethnically and architecturally diverse historic churches. In addition to their importance as places of worship, these churches are beloved community landmarks and significant features of the cultural landscape. Maintaining older churches can be a challenge. Declining rural population, church consolidation, changing patterns of use, and often overwhelming maintenance needs are among the issues faced by congregations and communities. These concerns are not unique to Clay County or to South Dakota. Neighbors, church-goers, and preservationists in North

Dakota are actively involved in a substantial campaign to preserve these prairie icons.

The Prairie Churches of North Dakota Project is an innovative national pilot program designed to help North Dakota communities revitalize their historic churches as centers of community life and culture. The program is a partnership of historic preservation, religious, arts, and humanities organizations committed to helping congregations preserve, maintain, and continue to use their historic buildings.¹ The Prairie Churches Project published a Resource Guide to help congregations and communities preserve historic church buildings, both as useful structures and historic landmarks. Included in the guide are references to publications, consultants, contractors and organizations that may assist local church preservation efforts.

In 2001, the National Trust for Historic Preservation designated the late 19th century prairie churches of North Dakota as one of the Eleven Most Endangered Places in America. Clay County's outstanding rural churches are no less endangered and are equally worthy of focused preservation efforts. This plan recommends a survey of Clay County's historic churches and subsequent thematic nomination to the National Register of Historic Places, perhaps as a cooperative statewide project with the South Dakota State Historic Preservation Office and the Historic South Dakota Foundation.

Cemetery Architecture

Cemeteries are a source of information about the people who shaped the built and natural environment of Clay County.

Their names, family members and relationships, birth and death dates, and birthplaces may be chronicled on gravestones. Gravestones, markers, tombs, fences, and gates of a cemetery are its architecture, and tell us about the past and the individuals who created funerary architecture. Natural landscape features: trees, hedges, shrubs, and lanes or roads often form cemetery boundaries. Each cemetery has a unique character created by the relationship between built and natural features. In Clay County, many historic cemeteries are owned and maintained by churches and celebrate the ethnic heritage of the congregations they serve.

Protection and maintenance of historic cemeteries is a preservation issue. Loss of historic gravestones occurs due to the freeze and thaw weathering cycle, plant root wedging, chemical weathering, vandalism, and neglect. Limestone, sandstone, and marble are less durable stones and the inscriptions on many stones of these materials are fading. Documentation of the content of stone inscriptions and the appearance of these gravestones is warranted.

Cemeteries are not eligible for listing in the National Register of Historic Places. Clay County's fine cemeteries merit local designation.

Country Schools

Like Clay County's rural churches, the country schools are community landmarks and significant features of the cultural landscape. School consolidation required abandonment of these familiar frame structures for their educational function.

White clapboard school houses, some with classic belfries, many with now empty swings and merry-go-rounds, punctuate the Clay County landscape. Many are poignant reminders of shifting demographics and general decline of rural population, and command a compelling presence on the prairie. Others gain new life as family homes, and in the case of Burbank School #10, as rallying points for community pride and redevelopment. This plan recommends a survey of existing country schools, evaluation of the merits of historic designation, followed by historic nomination if appropriate.

University of South Dakota

The outstanding quality and quantity of the University of South Dakota's historic resources, and the inseparable dynamic between the university and the university community, merit exploration of a National Register district designation for USD. One cannot tell the story of Clay County nor USD without telling the history of the other.

In cooperation with USD and possibly with the IDEA program, survey the university's historic resources, particularly those surrounding the central Quad. Determine if a historic designation is appropriate. If so, nominate the proposed district to the National Register of Historic Places. At a minimum preserve and continue to update and rehabilitate the old buildings that help define the Quad: Old Main, East Hall, Arts & Sciences Hall, Dakota Hall, South Dakota Union, Shrine to Music, Pardee Laboratories and Slagle Hall. The open space of the Quad is a cultural landscape in its own right. Preservation of this open space is as significant as its surrounding historic structures. Chapter 10

discusses opportunities for community and university collaboration in depth.

Farms

While surveys and thematic designations of agricultural resources are discussed above, the significance of family farms as a conspicuous component of Clay County's cultural landscape is formidable. Keeping farms economically viable also preserves Clay County's historic cultural landscape. Clay County's rich farmland and agriculture legacy suggest that development of value-added agricultural products, particularly corn and soy beans, are a practical alternative to explore, research, study, and implement. Elsewhere in the region, wheat-growers' cooperatives produce pasta products, and dairy farmers' cooperatives produce cheese. Cultivation of similar agriculture-related industry would produce the desired result of farmland preservation and barn restoration, both identified by Town Meeting Workshop participants as important to Clay County's economic and community well-being. Workshop participants also identified the Buffalo Run Winery as a value-added agricultural endeavor and a tourism attraction. This plan recommends the Clay County Historic Preservation Commission support development of valued-added agricultural products.

Century Farms

Century Farms is a joint program of the South Dakota Department of Agriculture and the South Dakota Farm Bureau. Century Farms are working farms that remain within the same family for at least 100 years and have a minimum of 80 acres. The Department of Agriculture and the Farm Bureau organized the program in

1984 to acknowledge the important role agriculture played in the settlement and development of South Dakota and to honor the contributions made by the state's long-standing farm and ranch families. Over 1800 farms and ranches have been honored as Century Farms in South Dakota including 70 in Clay County. While the program does not protect nor provide funds for Century Farms, it does honor long-standing South Dakota farms and their families. (See Appendix K.) Support nominations of additional Clay County Century Farms as they come of age.

Vistas

Strategies that preserve how Clay County looks and feels in its physical setting are critical aspects of a sound overall historic preservation policy. Discussion and educational workshops with municipal Planning Commissions regarding viewsheds and view corridors are an appropriate activity for the Clay County Historic Preservation Commission. Opportunities to appreciate unobstructed views of the Missouri and Vermillion Rivers are key to preservation of cultural landscape vistas.

Opportunities for improved views of the University of South Dakota from streets that terminate at the edge of campus and into the campus interior from surrounding streets also merit consideration.

Industrial Buildings

In Clay County, early entrepreneurs built saw and grain mills. Ambitious freighters transported tools and products to the Black Hills mining districts. Warehouses, depots, grain elevators, mills, and other buildings associated with the manufacturing aspect of agriculture were

constructed along railroad tracks for easy access to distant markets. Other industries, such as creameries, and cheese, brick and broom factories, flourished – at least for awhile. Clay County's industrial story continues as new agricultural alternatives – wineries, and new manufacturing and distribution facilities – add to an evolution of economic growth. Survey industrial buildings and determine if a thematic or multiple property historic designation is merited. Include the power plant in lower Vermillion in the survey.

Villages

In early Clay County, villages sprouted at rural crossroads. Many eroded into the landscape. Often the town's mercantile, post office, and hotel clustered around a central intersection. Each village provided goods and services to the farm community, stored farm products temporarily before shipment, and served as a center of education and culture in a rural area. Housing remained on small lots close to the center of town and had a distinct edge where settlement ended and countryside began. Survey these once active villages and determine if historic designation is appropriate.

Town Halls

Town halls were governmental buildings erected as meeting halls and polling places. The Garfield Township Hall, despite its exposure to the elements, retains its architectural integrity. The interior tin ceilings and walls are an outstanding example of this interior treatment. Abundant wainscoting and elegantly turned staircase balusters add to the architectural merit of this two-story structure. Used as a precinct polling place until retired for not being ADA compliant,

this community gathering place remains a fine historic structure that merits restoration and a new use. Actively support private redevelopment of the Garfield Township Hall. Include this structure in a survey of Clay County town halls and granges and determine if historic designation is merited.

Transportation

Trails, roadways, early highways, railroad grades, depots, water towers, bridges, fuel depots, landings and ferries all contribute to the evolving story of transportation in Clay County. Survey these transportation resources; determine if a thematic historic designation is merited.

Archeological Sites

An archeological site contains the remains of previous human occupation. People leave debris when they live somewhere for any length of time. This debris tells us about who lived or worked at a site, and when or how they lived.

Archeological sites are often underground and any activity that disturbs the soil may disturb or destroy a site and the important information it contains. River flooding and farming both profoundly impact archeological sites.

While many sites may have been lost over time, flooding, farming, bridge building, and other soil disturbing activities also create opportunities to discover prehistoric butchering sites, semi-sedentary villages, individual dwellings, ancient farms, hunting and fishing grounds, and other archeological resources. Once disturbed, the information in a site may be lost forever; vigilance is needed whenever earth-moving work is underway. As

stewards of historic resources, the Clay County Historic Preservation Commission needs to develop a policy regarding how to respond to archeological opportunities whether they occur on public or private land, with public or private funding. With guidance from the South Dakota State Historic Preservation Office, develop a policy and a procedure to respond to archeological opportunities. Consider a limited suspension of activity while an archeological resource is evaluated and investigated.

Additional Neighborhood Districts

Over the last several years, the State Historic Preservation Office surveyed historic resources throughout Clay County. These surveys indicate that abundant additional historic resources exist that may merit designation as future districts.

In Irene, structures along Clark, Clay, Dakota, and Park Avenues merit evaluation. In Wakonda, surveyed sites along 1st, 2nd, 3rd, and 4th Streets and Dakota, Iowa, Kansas, Montana, Nebraska, Ohio, and Slant Streets merit evaluation for district designation. Surveyed Vermillion resources either adjacent to or separate from the Forest Avenue and Vermillion Historic Districts, may also merit district designation. Vermillion resources along Canby, Cedar, Center, Clark, Cottage, Court, Dakota, Dartmouth, Elm, Franklin, Harvard, High, Lewis, Linden, Main, National, Pine, Plum, Prospect, University, Washington, and Yale Streets are surveyed and may expand existing or proposed districts, or merit designation as separate additional historic neighborhood districts.

PRESERVATION RIGHTS & RESPONSIBILITIES

The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled. ♦
William O. Douglas, Justice, United States Supreme Court

Rebecca Rimel in *The Art and Economics of Historic Preservation* tells us: "We need to be reminded that our political processes are an experiment in self-governance. We have a set of rights, but it comes with an equally important set of responsibilities to be active, not passive, citizens. Just as we cherish our rights, we should rise to our responsibilities. . . . You understand, better than anyone, that place matters, connecting us to community and to one another. Your good work penetrates the consciousness of Americans. It shows us that we have roots that connect us to our neighbors and to civic society at large. You provide connections, not to an abstract past, but to a full engagement with life. You transform. You provide essential roots to what it means to be an American, to be a proud citizen of this great country."⁶⁴

Any discussion of incorporating historic values into a community's planning process is incomplete without discussion of the community's right and responsibility to plan sensitively with a respectful eye planted on the fundamental right of citizens to own property free of seizure. Learned legal minds are skillful in this debate. The interested reader is encouraged to peruse Takings Law in Plain English, by Christopher J. Duerksen and Richard J. Roddewig, produced for the American Resources Information Network and included here with kind permission.

At the very beginning of our nation, Americans decided that the enjoyment of our

property was among the most important right possessed by citizens.

Just as the Declaration of Independence announced that life, liberty, and the pursuit of happiness were the birthright of us all, the Bill of Rights guaranteed us freedom of speech, freedom of religion, and, yes, freedom from interference with our homes and neighborhoods. The Fifth Amendment in the Bill of Rights promises that government may not take our land for public purposes without paying for it.

Over the generations, Americans have joined forces time and time again to build clean, safe and prosperous communities and to protect our enjoyment of them. The fishermen who seek to save a river full of great bass, the neighborhood association which works to revitalize the area's historic homes, and the activists who strive to give us cleaner air – all have the need and the right to use the legal tools which can keep our nation a decent and healthy place.

In modern times, these common efforts at building better communities are often under assault from those who seek only individual advantage. Most Americans see the Fifth Amendment as a shield protecting us from government overreaching. Others seek to use it as a sword, a weapon against efforts to conserve what is special about this land.

Americans who are committed to building better communities must understand the role of law and the takings clause of the Fifth Amendment if they are to be effective builders. Unfortunately, the legal thicket of

explanations by the U.S. Supreme Court and other courts is difficult to access and harder to master. Moreover, there has never been a shortage of misinformation about the meaning of this critical piece of our legal history. People who take the time to absorb this straightforward explanation of the law of takings will assuredly be better prepared to protect what is special in our nation. ♦
Randall T. Shepard, Chief Justice, Indiana Supreme Court

“... nor shall private property be taken for public use, without just compensation.”

With these few words, the framers of the Constitution enshrined in the Fifth Amendment one of the most fundamental of individual rights – to own property free of the threat of seizure by government, unless the government pays for it. This basic property right was derived from 17th and 18th century English legal tradition that prohibited the king from taking a subject's property except by a duly enacted law of the land and with full indemnification.

Historical records show that what the drafters of the Bill of Rights had in mind when they adopted the *just compensation* or *takings* clause was to permit the government to take private property for public use – for example, land needed for a public highway – but only upon payment of compensation. Today, we call this government action exercising the right of eminent domain or condemnation. Thus once again, the framers demonstrated their genius in balancing the rights of the individual with the clear need of the people – government – to undertake public projects for everyone's benefit. It is hard to imagine how the nation could have grown or society would have functioned without the ability to judiciously exercise the power of eminent domain to build

roads, dams, parks, and other projects. Indeed, hardly any reasonable person would quarrel with that notion.

How then has the just compensation clause of the Fifth Amendment become the center of a controversy that lawyers like to call the *takings* issue – which has little to do with the actual seizure of property or exercise of the power of eminent domain as our forefathers understood it? Historically, a corollary of the right to hold property has been a duty to refrain from using it in a manner that would cause harm or injury to neighboring landowners or the general public. Because the use of land invariably affects neighbors and the community health and welfare, **absolute** use has never been considered a protected property right.

This principle is exemplified in numerous decisions of the U.S. Supreme Court, and the high courts of the individual states. To cite just one example, in 1908 the Maine legislature asked the Maine Supreme Court whether the state could regulate the cutting or destruction of trees on private land for a variety of environmental purposes, including erosion control, without paying compensation. Focusing on the goal of the legislation to prevent use of private property that would be injurious to citizens generally, the court affirmed the authority of the state to adopt the law, quoting the following language from earlier decisions of the U.S. Supreme Court:

We think it a settled principle, growing out of the nature of well-ordered civil society, that every holder of property, however absolute and unqualified may be his title, holds it under the implied liability that use of it may be so regulated that it shall not be injurious . . . to the rights of the community.” ♦ In re: Opinion of the Justices (Maine 1980).

These types of enactments raised the question to what extent government can regulate the unbridled use of private property to protect the public health and the investment of neighbors and the community without having to pay a landowner to refrain from certain undesirable activities. By judicial decision in the early 1920s, the U.S. Supreme Court expanded the scope of the Fifth Amendment property clause from addressing the narrow circumstance of the actual seizure or physical taking of land into a more far-reaching provision that confines the permissible reach of land-use and environmental regulations.

Courts in recent years have struggled to find an equitable balance between the right of the public to a healthy environment and livable communities and the rights of landowners. Because of the enormous stakes involved, this constitutional quarrel is far more than an intellectual exercise. The health of our environment and quality of our communities are at stake.

The following principles have been laid out by the courts as a way to balance public need and private economic interest:

No Absolute Right of Use

No one has an absolute right to use his property in a manner that may harm the public health or welfare, or damage the interests of neighboring landowners or the community as a whole.

Reasonable Return or Use

Property owners have a right to a reasonable return or use of their land, but the U.S. Constitution does not guarantee that the most profitable use will be allowed.

Courts continue to insist on a high threshold for takings claims. All or virtually all reasonable use or return must be denied the property owner before a court will find a taking. A significant reduction in value does not necessarily give rise to a taking. A governmental action that restricts the value (or valuable uses) of land is not a taking, so long as it advances a legitimate public interest, and so long as some reasonable use of the property remains.

Furthering the Public Interest

Courts have and are continuing to sustain a wide variety of purposes as valid reasons for enacting environmental and land use regulations.

Natural resource protection, agricultural land preservation, historic preservation, scenic view ordinances, design controls, protection of environmentally sensitive areas such as wetlands and floodplains – all these are valid purposes for land-use regulation. Importantly, basing regulations upon a well thought out comprehensive plan helps to clarify the reasons for citizens and protect government actions against takings claims.

Consider the Parcel as a Whole

The focus of a takings inquiry continues to be on the entire property interest.

A severe adverse impact of a regulation on one portion of a property or ownership interest is not enough to constitute a taking, if the property as a whole continues to have a reasonable economic use.

No Speculative Plans

A developer must actually submit a

development plan and pursue all administrative remedies after denial of that plan before filing a takings claim in court.

A takings claim cannot be asserted over a speculative development concept. In addition, government officials must be given a chance to provide relief to an aggrieved property owner through the regular administrative process.

Ordinary Delays

Normal delays in the review of applications for environmental and zoning permits, or in adopting changes to the law, do not create temporary takings.

Also, temporary moratoriums that limit development while a community formulates laws and policies to protect the public interest will be upheld in most instances.

Having Development Pay its Way

Local communities can insist that development pay its own way.

Mandatory dedications or exactions are permissible, so long as they respond to the specific burdens imposed by a development.

How Much is Due?

If a government entity does over-regulate, it will not have to buy the entire property.

In the rare case that a regulation amounts to a taking, the government may be liable for damages – but only for the actual time the regulations were in effect. If the regulation is invalidated, withdrawn, or amended to permit use of the property, only temporary damages will be due.

Protection from Serious Harm

If a proposed use amounts to a public nuisance, then it may be forbidden – without compensation – despite a complete elimination of use or value.

As is the case with lesser restrictions, tough laws designed to prevent serious harm to the environment or public health will generally be upheld, except in *relatively rare* circumstances when they deny an owner all economic use of his property. Even then, however, a total ban may be justified if the harmful use may be prohibited under background principles of nuisance and property law.

Publicly-owned Historic Resources

Apart from weighty constitutional issues, pragmatic, administrative concerns arise when local governments own important historic resources in the community: libraries, schools, museums, and courthouses. Local governments are also responsible for infrastructure improvements including road repair and replacement, sewer upgrading, sidewalks, public transportation, and street lighting. Decisions regarding the maintenance and disposition of municipally-owned property and infrastructure may have substantial impacts on historic resources.

Local governments demonstrate leadership through preserving and rehabilitating publicly-owned cultural resources. Since a variety of cultural resources are located within public rights-of-way and on/in city- or county-owned property, city and county departments are stewards of these resources and need to consider the value of historic infrastructure in all projects involving their review and participation. Guidance is offered by – and should be requested from – the Historic

Preservation Commission in identifying resources involved in any project. A municipality will have only limited success in implementing a preservation plan if it does not take responsibility for the historic resources over which it has direct control. Local governmental credibility is quickly eroded when city or county departments, by their behavior, suggest the private sector alone shoulder the cost of preserving the community's heritage. The most effective preservation projects are public-private partnerships that can only occur when both partners actively share responsibilities.

Coordinating preservation with zoning, land-use, and growth management

The simplest way to coordinate historic preservation with zoning is to make designated historic districts official zoning districts. Keep in mind, zoning variances or special use applications granted in historic districts or for properties adjacent to historic resources, can have a significant impact on the historic character of the heritage resources. Importantly, the role of the Historic Preservation Commission in land-use, transportation, and public works decisions has to be addressed:

1. Should the Historic Preservation Commission have **clear authority to appear** at Planning Commission hearings or zoning appeals to raise preservation concerns affected by re-zoning, special uses, or variances?
1. How does the Historic Preservation Commission **receive notice** of these hearings?
2. How much time should the Historic Preservation Commission be given to **review applications prior to the hearing** before the Planning Commission?

3. Can the Planning Commission ignore the concerns of the Historic Preservation Commission or must the **recommendations** be taken into account?
4. Should all zoning and planning matters concerning or affecting historic resources, including re-zoning, special uses, variations, planned unit development applications, subdivision, re-subdivision, or consolidation be **reviewed** by the Historic Preservation Commission?

Often competing community goals can only be successfully implemented where detailed preservation plans are prepared and adopted into a comprehensive master plan, and where historic preservation issues are integrated into other comprehensive plan elements, such as land-use, transportation, housing, and public works. Preservation goals may be enhanced through planning policies. Consider for example:

1. Future development should adhere to **traditional design** principles to ensure compatibility with existing structures. These principles should be articulated within the cities' regulatory framework to assure the preservation of historic resources and their settings.
2. Cities' regulations and codes should be revised and enforced to **promote the preservation of historic buildings**. Codes affecting historic properties should be flexible in order to promote shared use and adaptive use.
3. Local governmental regulatory policies should be conducive to preservation. Cities' departments should **consider the impact on historic preservation** in the development and enforcement of land use, building code, fire code, environmental review, and other city

regulations.

4. Zoning regulations should be **consistent with the preservation objectives**. Allowable height and bulk should be compatible with concentrations of historic buildings. Provisions such as allowable floor area, off-street parking, and side- and rear-yard requirements should be

compatible with the preservation aims.

Planning, urban design, historic preservation – they're all linked. If we know where our historic resources are, we can take them into account before development begins, but when preservation is only an afterthought, failure is often the result. ♦ Adele Chatfield-Taylor, President, The American Academy in Rome

Leadership is the process of moving people in some direction through non-coercive means. ❖ J. Kotter, *National Business*, October 1988

Some entity must have the mandate to accomplish the plan's objectives and to ensure compliance with the preservation plan. The most effective way to implement the preservation plan is to make sure that both the preservation ordinance and the preservation plan give the appointed preservation commission clear authority to become involved in such activities as the budget process and the zoning review process and to work with city agencies to implement the policies in the plan.⁶⁵

Robert Stipe, Emeritus Professor of Design at North Carolina State University, identifies nine steps to effective implementation of a preservation plan after its preparation:

1. Make sure that the plan is **officially adopted by resolution or ordinance** of the local governing body, and specify that, in the event of a conflict between the preservation plan and other elements or ordinance, the preservation plan takes precedence.
2. Follow adoption of the plan with an **executive order** by the County Commission requiring departments and agencies to give special attention to the needs of any historic resources under its jurisdiction.
3. Make sure that the resolution adopting the plan states that all public projects undertaken by federal, state, or local government bodies that might adversely affect historic resources will be **subject to review** and comment by an appropriate entity, such as the local preservation commission.
4. Ensure that the planning agency systematically considers the possible adverse impact on historic resources of all private projects reviewed by it for **zoning approvals**.
5. Work to include **capital appropriations** in the annual local government budget for the preservation incentives or programs specified in the preservation plan, effectively ensuring that preservation projects become part of the long-term capital budget.
6. Work to include **annual maintenance appropriations** in the annual local government budget for significant public and private historic resources, including such basic items as street paving in historic districts, to improve the general quality of life in historic districts and neighborhoods, again effectively ensuring that specific recommendations in the preservation plan will be implemented.
7. Be certain that money is **budgeted for public purchase** of those historic resources that cannot be saved by private efforts alone.
8. Make sure that the historic preservation ordinance is effectively enforced but try to **go beyond the mere review** of actions directly affecting historic resources. Work preservation review into such activities as area zoning (intensity, use, off-street parking, etc.), health and sanitation; building construction and housing maintenance; the maintenance of vacant lots; the care and maintenance of trees; undesirable land

uses; earth moving and disturbance;
other activities directly affecting the
quality-of-life in every neighborhood.

9. Be certain that the municipalities give
special attention to areas and

neighborhoods **not yet qualifying as
historic** but which someday might be
so considered.⁶⁶

Abbreviations

Banks
 Burbank
 CC
 CCHPC
 CCHS
 Church
 City
 Chamber
 Corps
 County
 Dalesburg
 Deadwood
 Dtn Design
 Farm Bureau
 FHwA
 Fund Mgt Org
 Game & Fish
 Libraries
 Multilist Realtors
 Nonprofits
 NPS
 NTHP
 Others
 Over
 Private Consultant
 Property Owner
 Schools

Organizations

Financial Institutions
 Burbank School district #10 Alumni & Friends
 Civic Council
 Clay County Historic Preservation Commission
 Clay County Historical Society
 Outreach programs of local churches
 Community governments of Vermillion, Wakonda, Meckling, and Burbank
 Chambers of Commerce
 U.S. Corps of Engineers
 Clay County
 Dalesburg Heritage Groups
 Deadwood Fund
 Downtown Design Consultant
 South Dakota Farm Bureau
 Federal Highway Administration
 New Revolving Fund Management Organization
 South Dakota Department of Game, Fish & Parks
 Clay County Libraries
 Multi-list Realtors and other Real Estate agents
 Private Nonprofit Organizations
 National Park Service
 National Trust for Historic Preservation
 Other community-minded groups
 W. H. Over Museum
 Private Historic Preservation Consultant
 Private Property Owner
 School District

SDDOT	South Dakota Department of Transportation
SHPO	South Dakota State Historic Preservation Office
Shrine	Shrine to Music
SD Ag Dept	South Dakota Department of Agriculture
SD Archeologists	South Dakota Archeologists Association
SD Arts Council	South Dakota Arts Council
SD Tourism	South Dakota Department of Tourism
Senior	Senior Programs
Service	Local Service Clubs
Trades	Building trade professionals: building supply stores, craftsmen, carpenters, contractors, trade unions
USD	University of South Dakota: Board of Regents, Facilities management staff, maintenance staff, mass communications staff, Political Science, History, and Architecture Departments' faculty, IDEA program, Special Collections & Archives
USDF	University of South Dakota Foundation
VDC	Vermillion Development Corporation
VermCanDo	Vermillion Can Do!
Verm Beautiful	Vermillion Beautiful
Visitors Bureau	Convention & Visitors Bureau
WCC	Wakonda Community Club

How this is organized

Based on the discussion of Chapter 8, the synthesized results of the Town Meeting Workshop, Measures of Success, and the 2002 revised Strategic Plan, broad goals were developed for the Clay County Historic Preservation Commission. The steps in the Action Plan are intended to help achieve each of these goals.

Cultural Landscape Preservation

#	Steps	Timing	Partners
1.	Conduct an additional intensive survey of non-building historic resources: parks, trails, roadways, railroad grades, and water management works, including whirlpool, to compile a more complete inventory.	5 years	CCHPC City Private Consultant SHPO USD-IDEA
2.	Prepare National Register nomination for agricultural resources; evaluate whether specific districts, a thematic nomination, or multiple-property designation would be most effective; submit for designation.	6 years	CCHPC City Nonprofits Private Consultant SD Ag Dept SHPO USD-IDEA
3. X	Since USD's quadrangle is a cultural landscape in its own right, preserve this open space.	Ongoing	CCHPC SHPO USD USDF
4. X	Improve views of USD from streets that terminate at the edge of campus.	2 - 5 years	CCHPC City USD USDF
5. X	Improve views into the interior of campus from surrounding streets.	2 - 5 years	CCHPC City USD USDF

River Management

#	Steps	Timing	Partners
6.	Control flooding in next 10 years as upper reaches of Vermillion River are improved.	Long-term	City Corps
7. <input checked="" type="checkbox"/>	Clean-up Vermillion River to decrease flooding.	5 - 10 years	City Corps

Transportation Enhancements & Sprawl Management

#	Steps	Timing	Partners
1.	Bridge development considers preservation concerns: traffic management, sprawl reduction, conservation of historic structures, neighborhoods, and cultural landscapes.	Immediate and ongoing	CCHPC City Chamber County FHWA SDDOT SHPO VDC
2.	Create a comprehensive plan supplement for lower Vermillion to prevent sprawl and create a pleasing gateway to Clay County from Newcastle-Vermillion bridge.	2 - 3 years	CCHPC City Chamber Corps County FHWA SDDOT SHPO VDC

#	Steps	Timing	Partners
3. X	Complete current bike and foot path from Missouri River bridge along Highway 10 to Spirit Mound.	3 - 5 years	City County
4. X	Develop additional bike and foot paths, especially along waterways; extend Vermillion River bike path to downtown and winery.	3 - 5 years	City County
5. X	Conduct a parking study to determine existing and future parking needs; develop a sensitive solution that respects historic structures	1 - 2 years	CCHPC City Chamber SHPO USD-IDEA USDF
6.	Conduct a Vermillion parking inventory and assessment; print a map of existing parking options; distribute map at USD and downtown venues; evaluate if additional parking is actually needed.	2 - 3 years	CCHPC USD-IDEA City Chamber
7.	Meter streets for downtown Vermillion parking.	2 - 3 years	City
8. X	Address public transportation needs of an aging population.	3 - 5 years	CC Church City County Senior Service
9.	Zone Cherry St for mixed-use including residential options; plan for overnight parking.	2 - 3 years	City VDC

#	Steps	Timing	Partners
10.	Plan, design, fund, and install gateways with landscaping, lighting, signage as welcoming doorways to Clay County for the Lewis & Clark Bicentennial. Echo Prentiss Park brick columns and wrought iron arches. Consider T-21 funds, or as a component of Newcastle-Vermillion bridge Section 106 compliance.	2 - 5 years	CCHPC City Chamber County FhwA SHPO
11. /	Enhance Cherry Street and Dakota intersection.	Immediate	CC City Service VDC
12.	Explore adoption of a Vermillion landscape ordinance to minimize sprawl impact.	2 - 5 years	City VDC
13.	Interpret scenic river drive.	Long term	CCHS City Deadwood
14.	Improve Vermillion and Missouri Rivers recreational access.	5 years	CC City Game & Fish
15. /	Develop Missouri riverfront parks.	Long term	CC City Game & Fish

#	Steps	Timing	Partners
16.	Launch a county-wide tree planting program in cooperation with the Tree City USA program of the National Arbor Day Foundation, Nebraska City, NE.	2 years	CC City Chamber County Conservation District Nonprofits Service USD-JDEA

Economic Development Heritage Tourism

#	Steps	Timing	Partners
1.	Plan and fund a consultant-conducted a heritage tourism assessment to examine attractions, visitor services, organizational capabilities, ability to protect resources, and marketing opportunities available to Clay County.	Immediate	CCHPC CCHPC Deadwood VDC Visitors Bureau
2.	Make good use of human and financial resources that are key to sustainable heritage tourism. Following the assessment, set priorities and measurable goals.	Long term	CCHPC CCHPC Visitors Bureau
3.	Protect and manage resources before inviting visitors. Be sure choices made now improve Clay County for the long term.	1 - 2 years	CCHPC City

#	Steps	Timing	Partners
4. X	Provide self-guided walking tours at locations where visitors can readily find them- Chamber, W H Over Museum, Dakota Dome, fairgrounds, library, city halls, county courthouse, post offices, churches, pool, and hospitality venues.	Ongoing	CCHPC CCHS Chamber Church City Libraries Visitors Bureau
5. X	Offer historic downtown and neighborhood walking tours with knowledgeable guides during Preservation Week and other events. This will cultivate a group of tour guides who can provide this service in the future for motorcoach tours, if warranted.	Ongoing	Burbank CCHPC CCHS Seniors Service Visitors Bureau
6.	Develop a self-guided driving/biking tour of the Clay County highlighting historic resources. Design the tour with safety and existing pull-out parking opportunities in mind. Distribute at venues listed above and gas stations and bicycle retail outlets; finance with TEA-21 funds.	1 - 2 years	CCHPC CCHS Church City Libraries Visitors Bureau
7.	Promote hiking and biking in Clay County vicinity with Vermillion as visitor base-of-operations.	Ongoing	Nonprofits Visitors Bureau
8.	Offer a guided riding tour, then assess the need for regularly scheduled riding tours.	1 - 2 years	CCHPC CCHS City Visitors Bureau

#	Steps	Timing	Partners
9.	Launch a dialogue for a soft-wheeled trolley program: discuss acquisition, routes and uses, scripts, and guides to provide the best visitor experience.	1 - 2 years	CC CCHPC City Visitors Bureau
10.	If warranted, consider investing in a soft-wheeled trolley (a bus with a trolley shape), for regular summer tours, special events, and visitor meetings. Fund the trolley with Department of Transportation TEA-21 funds, matched locally with public or private funds.	5 - 7 years	CCHPC City SDDOT USD USDF Visitors Bureau
11. X	Organize a tour of historic homes to be presented during Preservation Week or the holiday season. Evaluate, if successful present annually.	2 - 3 years	CCHPC CCHS Chamber Nonprofits
12. X	Form partnerships now to celebrate the 2004-2006 Bicentennial of Lewis & Clark's Corps of Discovery.	3 - 5 years	All
13. X	Collaborate on Spirit Mound interpretive facility.	Immediate and ongoing	CCHPC Game & Fish Nonprofits VDC
14.	Develop and present Lewis & Clark pageant; involve USD theater and people of all ages.	1 - 4 years	Church Nonprofits
15.	Capitalize on Lewis & Clark in retail marketing.	2 - 4 years	Chamber

#	Steps	Timing	Partners
16.	Cultivate the visitors' center as the lobby to Clay County's house; engage Clay County visitors with additional facets of the Clay County story and function as a launching site to other Clay County visitor venues. Provide the visitor center with brochures about Clay County's history.	Immediate	CCHPC City Chamber Visitors Bureau
17.	Encourage Clay County to create an in-lobby educational display to tell the story of the courthouse. Include historic maps, photos of county leaders, and street scenes.	3 - 4 years	CCHPC CCHS City
18.	Showcase Burbank School as a visitor venue.	Immediate	Burbank Chamber
19.	Create outdoor flag displays representing Clay County's ethnic heritage at gateways. Flag arrays create a festive, inviting atmosphere for visitors; celebrate Clay County's ethnic heritage; frame the historic community, and draw attention to retail areas.	3 - 5 years	CC CCHPC City Chamber Nonprofits Service Visitors Bureau
20.	Consider presenting an ethnic festival celebrating the cultural heritage of Clay County with displays, food, and music. Include Native American traditional ceremonies and dance. Be sure there is something for everyone to do: young, old, and in-between, and a way for everyone to be involved and help present the event.	1 - 2 years	All
21. X	Build the preservation web site. Cultivate an appropriate partnership for web site development; consider maintenance and research options; links to visitor-oriented sites, e.g., South Dakota Department of Tourism, lodging sites, and others.	1 - 2 years	CCHPC Chamber Visitors Bureau

#	Steps	Timing	Partners
22.	Develop a multi-year, many-tiered marketing plan which targets Clay County markets and all seasons. Develop partners in local, state, regional, and national groups.	2 - 3 years	CCHPC Chamber Dalesburg SD Tourism VDC Visitors Bureau
23.	Develop point-of-contact personnel hospitality training; present workshop.	2 - 3 years	CCHPC Chamber Visitors Bureau
24. X	Increase promotion of Shrine to Music.	Immediate and ongoing	Chamber Visitors Bureau
25.	Invite key community partners to form a homecoming committee. Invite family and friends who have moved away to <i>come home</i> to Clay County for a fun-filled celebration with fireworks and a city-wide picnic. Take a family photo with everyone in it.	1 - 2 years	All
26.	Discuss the merits of developing an Indian village with archaeological artifacts.	Immediate	CCHPC
27.	Plan the living history center; identify the site; develop site control, structure funding, acquire the site.	Long term	CCHS Deadwood

Economic Development

Downtown Revitalization: Promotion

#	Steps	Timing	Partners
1.	Conduct downtown familiarization tour for County Commission and local officials in Vermillion, Wakonda, Meckling, and Burbank.	Ongoing & annual	CCHPC City Visitors Bureau
2. X	Review available materials concerning downtown promotions.	Ongoing	Chamber
3. X	Encourage joint advertising among merchants.	Ongoing	Chamber
4. X	Develop a business directory for downtown products, services, and attractions.	1 - 2 years	Banks Chamber
5. X	Welcome new businesses.	Ongoing	Chamber
6. X	Expand the farmers' market.	Ongoing	Chamber Nonprofits
7. X	Plan now for next Christmas.	Ongoing	Chamber Nonprofits
8. X	Assist in the research and development of a solicitation packet for tour operators.	2 - 3 years	Visitors Bureau
9.	Create a marketing plan to promote Clay County's downtowns.	2 - 3 years	CCHPC Chamber VDC

#	Steps	Timing	Partners
10.	Secure funding to cover costs of promotional efforts.	Ongoing	CCHPC Chamber Visitors Bureau

Downtown Revitalization: Design

#	Steps	Timing	Partners
1. /	Conduct a building inventory in each downtown.	1 - 2 years	CCHPC Chamber
2.	Review available materials concerning downtown design.	Immediate & ongoing	CCHPC
3.	Develop written and illustrated design guidelines as a partner for the revolving loan program.	3 - 5 years	CCHPC City Dtn Design Fund Mgt Org
4. X	Protect pedestrian-friendly commercial areas by maintaining existing sidewalk widths.	Ongoing	CCHPC Chamber City SDDOT
5.	Contract with a design professional to create a graphic logo for Clay County's downtowns; use the logo to create a visual identity for Clay County.	2 - 4 years	CCHPC City Chamber
6. X	Conduct design training workshops for retail businesses addressing effective window displays, historically sensitive signs, and the dollar value of quality graphic design.	1 - 2 years	CCHPC Chamber VDC

#	Steps	Timing	Partners
7. X	Design, plan, and fund streetscape improvements.	3 - 5 years	Banks City Chamber
8.	Develop advisory design guidelines for property owners who choose to restore their buildings. Consider visual characteristics of existing buildings including: Orientation, setback, spacing, and site coverage Height, width, and massing of buildings Size, shape, and proportion of building openings Materials, textures, colors, and details of facades Roof forms and cornice lines Land management features: retaining walls, and stairwell Open space: vistas, vegetation, edges of open spaces.	2 - 3 years	CCHPC City Dtm Design Fund Mgt Org
9. /	For downtown, design guidelines should consider business signs, awnings, canopies, kiosks, and informational signs. Include separate sections for existing buildings and new construction.	2 - 3 years	CCHPC City Dtm Design Fund Mgt Org

Downtown Revitalization: Economic Restructuring

#	Steps	Timing	Partners
1. /	Preserve, support, and cultivate existing businesses.	Ongoing	All
2.	Provide workshops to address business retention issues.	1 - 2 years	CCHPC Chamber Eco Dev

#	Steps	Timing	Partners
3.	Research methods and benefits associated with a downtown market analysis; either fund an consultant-conducted analysis, or conduct one locally with dedicated volunteers.	1 - 2 years	CCHPC Chamber VDC
4.	If market analysis identifies sporting goods retail as an option, consider recruiting high-end fishing gear, hiking retail, bike repair, cross-country skiing and other sports retail, and locate them downtown.	3 - 4 years	CCHPC Chamber VDC
5.	Take an active role in business recruitment.	Ongoing	CCHPC Chamber VDC
6. /	Develop businesses to attract visitors as well as residents.	3 - 5 years	Chamber VDC
7.	Fund and conduct a feasibility study to determine if a market exists – or is projected to exist – for a downtown Vermillion lodging venue.	2 - 3 years	Chamber USD-IDEA VDC
8.	If feasibility study supports lodging, determine if a private lodging developer or a USD hospitality training program, <i>lab hotel</i> , is the best option.	3 - 4 years	Chamber USD-IDEA
9.	Implement the agreed upon lodging option, if warranted.	5 - 10 years	USD-IDEA VDC
10. X	Enhance opportunities for downtown upper stories as housing.	1 - 2 years	CCHPC City Chamber Eco Dev Fund Mgt Org

#	Steps	Timing	Partners
11. X	Develop utility incentives for new businesses.	1 -2 years	Chamber VDC Utility Board

Downtown Revitalization: Organization

#	Steps	Timing	Partners
1. X	Support downtown improvement, encourage the Planning Commission and County Commission to do so.	Ongoing	CC CCHPC City Chamber VDC
2.	Join the National Main Street Center's network to provide downtown revitalization information.	Immediate	CCHPC
3. X	Become familiar with the National Main Street network and its resources.	Ongoing	CCHPC City Chamber
4.	Explore opportunities to fund a part-time downtown program manager initially, later a full-time position.	Immediate	CCHPC City Chamber Nonprofits VDC
5.	Send delegate to the National Town Meeting on Main Street.	Ongoing & annual	CCHPC City Eco Dev

#	Steps	Timing	Partners
6.	With delegate, develop a presentation for speakers' bureau; take the downtown revitalization message to diverse groups.	Ongoing & annual	CCHPC Chamber Church City Eco Dev Senior Service
7.	Select a downtown board of directors and officers.	1 -2 years	CCHPC
8.	Set up organizational books and decide who will oversee these.	1 -2 years	CCHPC
9.	Create a volunteer log.	1 -2 years	CCHPC
10.	Review available materials concerning downtown organization issues and opportunities.	Ongoing	CCHPC
11.	Coordinate the workplan.	1 -2 years	CCHPC
12.	Solicit membership.	Ongoing	CCHPC
13.	Develop a board handbook.	1 -2 years	CCHPC
14.	Appoint a nominating committee.	1 -2 years	CCHPC

#	Steps	Timing	Partners
15. <input checked="" type="checkbox"/>	Review all available Clay County business and downtown data.	Ongoing	CCHPC

Economic Development

Farm Preservation

#	Steps	Timing	Partners
1. <input checked="" type="checkbox"/>	Consider strategies to preserve specific farms in Clay County that well-represent the agricultural context, are significant architecturally and historically, maintain their integrity, or balance all these criteria.	Immediate	CCHPC City Nonprofits SHPO
2. <input checked="" type="checkbox"/>	Encourage designation of any additional farms or ranches that qualify as South Dakota Century Farms.	Ongoing	CCHPC CCHS City Farm Bureau Nonprofits SD Ag Dept SHPO
3. <input checked="" type="checkbox"/>	Research opportunities to develop value-added agriculture, as a strategy to maintain and enhance Clay County's agricultural economy and farm families.	2 - 5 years	Chamber Nonprofits VDC
4. <input checked="" type="checkbox"/>	Discuss feasibility of preserving an imperiled Clay County farmstead as a living history center.	2 - 5 years	CCHPC Nonprofits
5. <input checked="" type="checkbox"/>	Link the web-site to related agricultural preservation sites.	3 years	

Other Economic Development

#	Steps	Timing	Partners
1.	Provide fiberoptics as necessary infrastructure county-wide.	2 - 5 years	City Chamber VDC
2. X	Support fertilizer plant.	Ongoing	City Chamber VDC
3. X	Encourage and support Polaris expansion.	Ongoing	City Chamber VDC
4. X	Recruit another clean industry.	Long-term	Chamber VDC

University Collaboration

#	Steps	Timing	Partners
1. X	Be familiar with the university's and the community's master plans. Research potential preservation challenges and be prepared to offer examples of how other university communities solved similar problems.	Ongoing	CCHPC City USD USDF
2. X	Anticipate that neighborhoods adjacent to a university are at risk.	Ongoing	CCHPC City USD USDF Neighborhood groups

#	Steps	Timing	Partners
3.	Become a member of a university task force or campus preservation committee and participate in collaboration early.	Immediate and ongoing	CCHPC USD USDF
4.	Meet with as many university and local officials as possible and develop positive working relationships; express concerns calmly and reasonably.	Immediate and ongoing	CCHPC City USD USDF County Vermillion
5. X	Publicity or awards should honor the university, even for projects embroiled in dispute.	Ongoing	CCHPC Press USD USDF
6. /	Be prepared for opposition and allow for breathing room when negotiations tighten.	Ongoing	CCHPC City Neighborhood groups USD USDF
7.	Keep the media informed of preservation concerns; institutions dependent upon public support and funding avoid negative publicity.	Ongoing	CCHPC City Press USD USDF

#	Steps	Timing	Partners
8. X	Universities impact neighborhoods: parking, traffic, service access, off-campus housing, commercial centers that can be regulated by the municipality.	Immediate and ongoing	CCHPC City USD USDF Vermillion
9.	Reach an agreement on objectives before communicating with any institution. Speak with one voice when presenting any agenda.	Ongoing	CCHPC
10.	Request USD appoint a liaison, non-voting member to the Clay County Historic Preservation Commission.	Ongoing	CCHPD USD
11.	Explore possibility of creating a historic preservation degree program.	3 - 5 years	CCHPC SHPO USD
12.	Within the Architecture Department create apprenticeships or internships with outreach programs to meet identified Clay County's preservation needs.	2 years	CCHPC SHPO USD
13. ✓	Conduct a parking study to determine existing and future parking needs. Develop a sensitive solution that respects historic structures.	Immediate	CCHPC City SHPO USD USDF
14.	Improve bike path access to and from campus to encourage students, faculty, and staff to bicycle instead of drive.	1 - 3 years	City USD Neighborhood groups

#	Steps	Timing	Partners
15.	Survey the university's historic resources, particularly those surrounding the central quadrangle. Determine if a historic designation is appropriate. If so, nominate the proposed district to the National Register of Historic Places.	2 years	CCHPC County SHPO USD USDF
16. X	Continue to update and rehabilitate the old buildings that help define the quadrangle: Old Main, East Hall, Arts & Sciences Hall, Dakota Hall, South Dakota Union, Shrine to Music, Pardee Laboratories and Slagle Hall.	Ongoing	CCHPC County SHPO USD USDF
17. X	Since the quadrangle is a cultural landscape in its own right, preserve this open space.	Ongoing	CCHPC County SHPO USD USDF
18. X	Support university plans to develop Ratingen Strasse as a boulevard, focusing on Old Main at its terminus.		CCHPC City Neighborhoods USD SD DOT
19. X	Complete capital improvements plan.	Long term	USD USDF

Public Education

#	Steps	Timing	Partners
1.	Promote the understanding that preservation is progress.	Ongoing	CCHPC
2.	Expand public education outreach programs: <ul style="list-style-type: none"> ▶ Reprint walking tours as supplies diminish ▶ Provide useful preservation information to the print media ▶ Develop a newsletter as budget allows ▶ Establish a speakers' bureau ▶ Contact service groups and special interest clubs about the speakers' bureau. 	Ongoing	CCHPC CCHS Church Deadwood Property Owners Service
3.	Create an interpretive marker program for historic commercial and residential properties; include in CLG budget.	3 - 5 years	CC CCHPC CCHS City Deadwood
4. X	Establish an awards program to acknowledge those who excel in quality renovation, landscape design, or other preservation activity.	1 - 2 years then annually	CC CCHPC Chamber City Deadwood
5.	Convene town meetings or forums annually to discuss preservation opportunities.	Ongoing & Annual	CCHPC City Nonprofits

#	Steps	Timing	Partners
6. X	Design, build, and fund the Clay County historic preservation web-site, perhaps as a collaborative project to serve as a central clearinghouse for preservation information.	1 - 2 years	CCHPC CCHS City Chamber County Deadwood Libraries Nonprofits SHPO USD
7. X	Create presentations for schools, civic groups, and others; present programs.	Immediate & Ongoing	CCHPC Church Dalesburg School Service
8.	Create a heritage education curriculum.	2 - 3 years	CCHPC CCHS Schools SHPO
9 X	Develop one-page pamphlets describing salient features of Clay County's predominant architectural styles for homeowners.	1 - 2 years	CCHPC City
10. X	Develop a brochure for new property owners in Clay County's historic neighborhoods, welcoming them to the community and providing helpful information.	1 - 2 years	CCHPC Church City Chamber Multilist realtors

#	Steps	Timing	Partners
11.	Solicit suggestions from property owners about needed technical assistance.	Ongoing	City
12.	Plan and budget for technical preservation assistance, and offer sound advice on a regular basis in the community; begin with on-site assistance 2 - 3 times a year; increase as need demands.	Ongoing	CCHPC City Deadwood SHPO
13. ✓	Develop advisory design guidelines to help property owners who choose to restore their buildings. Consider visual characteristics of existing buildings including: <ul style="list-style-type: none"> ▶ Orientation, setback, spacing, and site coverage ▶ Height, width, and massing of buildings ▶ Size, shape, and proportion of building openings ▶ Materials, textures, colors, and details of facades ▶ Roof forms and cornice lines ▶ Land management features: retaining walls, and stairwell ▶ Open space: vistas, vegetation, edges of open spaces. 	2 - 3 years	CCHPC City Deadwood Dtn Design Fund Mgt Org
14.	Design guidelines should address unique features found in particular areas. For residential areas includes porches, sheds, garages, and other outbuildings.	2 - 3 years	CCHPC City Dtn Design Fund Mgt Org
15. ✓	Provide historic property owners with preservation incentive information.	2 - 3 years	CCHPC City Multilist Realtors SHPO
16. X	Offer <i>How-to</i> workshops for property owners and contractors.	2 - 3 years	Deadwood Nonprofits

#	Steps	Timing	Partners
17.	Offer county-wide BARN AGAIN! rehabilitation workshops to teach simple and sophisticated preservation techniques.	3 - 5 years	CCHPC CCHS Chamber County Farm Bureau SHPO
11. ✓	Consider establishing a private, nonprofit local preservation organization to advocate for Clay County's historic resources, before adopting regulatory authority for the Historic Preservation Commission to separate advocacy and regulatory roles and keep Historic Preservation Commission's legal function clear.	4 - 5 years	CCHPC Deadwood
13. ✓	Later, if warranted, vest authority for design review decisions linked to incentive programs in the Historic Preservation Commission.	5 - 7 years	CCHPC City Dtn Design Fund Mgt Org Homeowners

Successful Projects

#	Steps	Timing	Partners
1.	Complete Country School project.	3 - 5 years	CCHPC CCHS County Schools SHPO
2. X	Computerize cemetery data.	Immediate and ongoing	CCHS Church

#	Steps	Timing	Partners
3. ✓	Complete Burbank School rehabilitation.	5 - 10 years	Burbank Deadwood
4. ✓	Conduct a feasibility study for adaptive use of Garfield Township Hall.	1 - 2 years	Deadwood USD-IDEA
5. ✓	Conduct an inventory of country schools; determine how many are in peril.	2 - 4 years	Burbank Deadwood Libraries USD-IDEA
6.	Conduct an inventory of rural churches; collaborate with Preservation North Dakota's Prairie Churches project.	Immediate	Church Preservation ND Deadwood

Revolving Fund

#	Steps	Timing	Partners
1.	Assess the preservation needs of the community and its support for preservation. The process of assessing the community's needs provides an opportunity to educate the community about historic preservation. It may be difficult however, to establish a successful fund – regardless of the need – if the community does not understand that historic properties are assets, and if local government or corporate support are lacking.	Ongoing	Banks CCHPC City County
2.	Form a revolving fund committee and establish policies and guidelines for fund management and decision-making. Membership should include people with expertise in law, contracting, real estate, and finance who are also preservationists willing to take risks.	1 - 2 years	Banks CCHPC City County

#	Steps	Timing	Partners
3.	Consider from the outset where the revolving fund is best placed: with the Historic Preservation Commission, a new preservation organization, or elsewhere.	1 - 2 years	CCHPC City County
4.	Create a fund to provide consulting services for facade and interior improvements.	3 - 5 years	Banks CCHPC City County SHPO
5.	Select a governing board and determine the fund's mission, goals, and priorities. Defining the fund's goals and limits will build its reputation and attract necessary financial and technical resources.	3 - 5 years	Banks CCHPC City County
6.	Determine what type of fund is most appropriate. Most funds focus their efforts on either lending or acquisition/resale activities, but maintain flexibility to meet the needs of any given situation. Decide if the fund will work principally in residential or commercial areas. Lending funds usually work best in targeted areas where they are one component of a comprehensive revitalization strategy.	3 - 5 years	Banks CCHPC City County
7.	Identify the organization to manage the fund, form the legal entity, determine staff and consultant needs, and establish accounting and management policies. Consider a new nonprofit organization, an existing one, or a government agency.	3 - 5 years	Banks CCHPC
8.	Find an accountant to set up an accounting system that meets established practices and is easily understood by the board of directors and potential donors.	3 - 5 years	Fund Mgt Org
9.	Determine what consulting assistance will be needed; seek assistance from experienced lenders who can provide advice or service loans.	3 - 5 years	Banks Fund Mgt Org

#	Steps	Timing	Partners
10.	Determine who will be responsible for negotiating agreements, overseeing rehabilitation work, marketing properties, and collecting payments.	3 - 5 years	Fund Mgt Org
11.	Develop a fund-raising plan and timetable. Money will need to be raised to cover start-up and administrative costs and to establish the body of the fund.	3 - 5 years	Fund Mgt Org
12.	Develop a concise statement about the need for the fund and its goals.	3 - 5 years	CCHPC Fund Mgt Org
13.	Apply for funding of a revolving loan fund to pertinent state or federal programs.	3 - 5 years	CCHPC City Fund Mgt Org SHPO
14.	Informally investigate the likelihood of donations from various sources before a capital campaign is announced, since it is best to have several well-known donors on board before announcing fund-raising goals.	3 - 5 years	Fund Mgt Org
15.	Establish eligibility criteria, type of financial and technical assistance, lending guidelines, and terms and conditions for assistance. Consider the type of property to be assisted, its historic significance, its geographic area, and its degree of endangerment, if any.	3 - 5 years	Banks Fund Mgt Org
16.	Adopt acceptable design standards such as the <i>Secretary of the Interior's Standards for Rehabilitation</i> , or new design guidelines developed expressly for Clay County, for work financed by the fund; identify a group to review plans.	3 - 5 years	CCHPC City Dtn Design Fund Mgt Org SHPO
17.	Decide who are eligible borrowers, types of collateral, terms and interest rates, and other conditions. Lending funds must be easy to understand and offer attractive terms to ensure they are used.	3 - 5 years	Banks Fund Mgt Org

#	Steps	Timing	Partners
18.	Establish evaluation criteria for potential projects. Each project should be evaluated against the overall goals of the fund. Consider the architectural and historical significance of the property, its contribution to the community, possible threats to the property and appropriateness of the proposed work. An assessment must be made as to the creditworthiness of the borrower, net worth and track record, sources for loan repayment, and the strength of the proposed collateral.	3 - 5 years	CCHPC Fund Mgt Org
19.	Promote the availability of the fund's programs.	3 - 5 years	Fund Mgt Org
20.	Publicize the fund's accomplishments. Maintain good before- and after-rehabilitation images of every property assisted to demonstrate results.	Long term	CCHPC Fund Mgt Org
21.	Track the number of properties assisted, total cost of each project, and number of applications and amount of requests not funded. Donors will want to know accomplishments, but a good track record must also document any unmet need to justify future fund-raising.	Long term	Fund Mgt Org

Neatness Counts

#	Steps	Timing	Partners
1.	Conduct <i>Downtown Cleanup Day</i> .	Immediate	CC CCHPC Chamber Church City Nonprofits Service USD

#	Steps	Timing	Partners
2. X	Conduct <i>Neighborhood Cleanup Days</i> one neighborhood at a time; cities offer free additional garbage pickup.	1 year, then annually	CC CCHPC Church City Chamber Nonprofits Property Owners Senior Service
3.	Encourage the City of Vermillion to reduce the number of poles at street corners by reusing the same pole for multiple purposes.	2 - 3 years	CCHPC City
4. /	Participate in the South Dakota state paint partnership program to provide exterior paint and hands to apply it for families who cannot afford routine paint maintenance for their historic homes.	1 year, then annually	CC CCHPC Chamber Church Property Owners Nonprofits Schools Service

Implementing the Preservation Plan

#	Steps	Timing	Partners
1. /	Draft a resolution for amending and strengthening the Clay County historic preservation ordinance; amend ordinance.	Immediate	CCHPC City NTHP SHPO

#	Steps	Timing	Partners
2.	Draft a resolution for adoption of the historic preservation plan for the Clay County Commission.	Immediate	CCHPC
3.	Be sure the resolution states that all government projects that may adversely effect historic resources will be subject to comment by the Historic Preservation Commission.	Immediate	CCHPC
4.	Make sure that the plan is officially adopted by resolution or ordinance of the County Commission.	Immediate	CCHPC
5.	After official adoption of the ordinance and preservation plan, ask the County Commission to establish policy notifying each department and agency to give attention to the needs of any historic resource within its jurisdiction.	1 - 2 years	CCHPC City
6.	Schedule a follow-up meeting with each department and agency director to introduce the Historic Preservation Commission and answer questions about the ordinance, preservation plan, and other preservation matters.	Immediate and ongoing	CCHPC City County
7.	In the event of a conflict between the preservation plan and other elements or ordinances, urge that the preservation plan takes precedence.	1 - 2 years	CCHPC City
8.	Ensure that the Planning Commission is aware of the possible adverse impact on historic resources of all private projects reviewed for zoning approvals.	Ongoing	CCHPC City
9.	Reduce or waive building permit fees to provide a rehabilitation incentive.	1 - 2 years	City
10.	Work to incorporate appropriations – however modest – in the annual budget for preservation programs and staff, ensuring that projects become part of the long-term capital budget.	Ongoing	CCHPC City
11.	Work to include annual maintenance appropriations in the annual local governments' budgets for significant public resources such as street curbing and paving.	2 - 3 years	CCHPC City

#	Steps	Timing	Partners
12.	Ask the county to consider budgeting funds for public purchase of historic resources that cannot be saved by private efforts alone.	Long range	CCHPC City SHPO
13.	Ask that the future officials follow the direction given in the preservation plan when zoning, health and sanitation, building construction and housing maintenance, maintenance of vacant lots, undesirable land uses, earth moving and disturbance, and other activities directly affecting neighborhood quality-of-life are considered.	1 - 2 years	CCHPC City

Strengthen the Preservation Program

#	Steps	Timing	Partners
1.	Amend the historic preservation ordinance to include authority to designate local historic sites and districts, a purpose section to help define the preservation plan, specific definitions of key terms, processes, and criteria for future review of changes to structures; criteria for review of new construction, and an economic hardship provision.	Immediate	CCHPC City NTHP SHPO
2.	Agree on opportunities and priorities regarding historic resources; speak with one voice; defer to spokesperson if needed.	Immediate & ongoing	CCHPC City SHPO
3.	Designate a Historic Preservation Commissioner to act as liaison to the County Commission and invite the County Commission to designate a liaison member to the Historic Preservation Commission.	1 - 2 years	CCHPC City
4.	Designate a Historic Preservation Commissioner to act as liaison to the Planning Commission, and invite the Planning Commissioner to designate a liaison member to the Historic Preservation Commission.	1 - 2 years	CCHPC City

#	Steps	Timing	Partners
5. X	Review by-laws to ensure compliance with the South Dakota State Administrative Procedures Act and to assure uniform decision-making and processes for the Historic Preservation Commission.	1 year	CCHPC City SHPO
6.	Conduct an additional intensive survey for a thematic National Register nomination for churches.	2 years	CCHPC Church Nonprofits Private Consultant SHPO USD-IDEA
7.	Conduct an additional intensive survey for thematic nominations for country schools.	3 years	CCHPC Private Consultant Schools Nonprofits SHPO USD-IDEA
8.	Conduct an additional intensive surveys for thematic nomination for barns.	4 years	CCHPC City Private-Consultant Nonprofits SD Ag Dept SHPO USD-IDEA

#	Steps	Timing	Partners
9.	Conduct an additional intensive survey of agricultural resources. Evaluate whether specific districts, a thematic nomination, or multiple-property designation would be most effective.	5 years	CCHPC City Nonprofits Private Consultant SD Ag Dept SHPO USD-IDEA
10.	Conduct an additional intensive survey of non-building historic resources: parks, trails, roadways, railroad grades, and water management works, including whirlpool, to compile a more complete inventory.	6 years	CCHPC City Private Consultant SHPO USD-IDEA
11. /	If a contributing structure on the Clay County historic site inventory is to be lost, immediately photo-document and record the resource.	Ongoing	CCHPC CCHS City SHPO USD-IDEA
12.	Periodically evaluate historic resources 50 years of age or more that are experiencing redevelopment activity, demolition, neglect, or growth pressure, or sites immediately adjacent to areas undergoing these types of change, and conduct an intensive survey to forestall a crisis situation or loss of significant resource.	Ongoing	CCHPC City Private Consultant SHPO
13.	As additional intensive surveys are conducted, update the historic context narrative in the preservation plan routinely.	Ongoing	CCHPC City Private Consultant SHPO USD-IDEA

#	Steps	Timing	Partners
14.	Develop a uniform and fair process to designate local landmarks and districts.	3 - 5 years	CCHPC City
15.	As cohesive suburban subdivisions come of historic age, consider creating future historic districts based upon architectural or historic cohesion of these neighborhoods.	5 - 7 years	CCHPC Private Consultant SHPO
16.	Develop a process for additional designations as quality resources reach 50 years of age.	5 - 7 years	CCHPC SHPO
17.	Develop a policy and a procedure to respond to archeological opportunities. Consider a limited suspension of activity while an archeological resource is evaluated and investigated.	Immediate & ongoing	CCHPC City Private Consultant SHPO
18.	Coordinate technical assistance to decision-makers regarding special projects.	Ongoing	CCHPC City County Schools SHPO Visitors Bureau
19.	Encourage Clay County and municipalities to exercise responsible stewardship for historic resources they directly control, i.e., County Courthouse, City Hall, Bath House and Pool, and others.	Ongoing	CCHPC City County
20.	Campaign with pertinent departments to reduce or waive building permit fees and provide a rehabilitation incentive.	1 - 2 years	CCHPC City County

#	Steps	Timing	Partners
21.	Encourage flexibility for historic structures in the application of building codes where life safety and health endangerment are non-issues.	1 - 2 years	CCHPC City County USD
22.	Encourage Clay County and municipalities to adopt priorities for infrastructure improvements in historic districts as a priority.	1 - 2 years	CCHPC City County
23.	Develop a Historic Preservation Commission handbook.	1 - 2 years	CCHPC NTHP SHPO
24.	Establish a functional design review process to protect historic resources throughout Clay County.	3 - 5 years	CCHPC County
25.	Identify and secure consistent sources of funding for Historic Preservation Commission's programs and projects.	3 - 5 years	CCHPC
26.	SD Historical Society funds part-time staff and eventually full-time staff	5 years	CCHPC SHPO
27.	City of Vermillion supports historic preservation staff	2 - 4 years	City
28. /	Amend local zoning to support preservation.	2 - 4 years	City
29.	Draft and adopt commercial and residential design guidelines, whether advisory, voluntary, or mandatory, which feature examples of local preservation successes. Guidelines also address in-fill opportunities.	2 - 5 years	CCHPC City County Design Consult SHPO

#	Steps	Timing	Partners
30.	Share vision of possibilities.	Immediate and ongoing	CCHPC
31.	Reach consensus on preservation policies.	Immediate and ongoing	CCHPC
32.	Develop and cultivate a functioning CCHPC with county-wide representation.	Immediate and ongoing	CCHPC
33.	Provide increased preservation training and development for CCHPC to develop skills: due process, public relations, computer, curatorial, architectural history, design review, grant writing, facilitation, coordination, historic documentary writing and storytelling.	2 - 3 years then annually	CCHPC SHPO
34.X	Increase the number of Historic Preservation Commission volunteers.	Immediate	CCHPC
35./	Identify and recruit new leadership.	Ongoing	CCHPC
36.	Enjoy commissioners' company.	Ongoing	CCHPC

Other

#	Steps	Timing	Partners
1.	Explore archeological and Native American preservation opportunities.	3 - 5 years	CCHPC SD Archeologists Nonprofits SHPO

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APPENDICES

A

GLOSSARY

Adaptive use:

Using a building for a function different than its original purpose. Adaptive use involves sensitive rehabilitation to retain much of a building's original character.

Arcade:

A series of rounded arches supported by columns.

Arched bay: Bay windows with arched tops.**Architrave:**

Lower part of classic entablature, resting directly on the capital of a column; the moulding around a window or door.

Art Deco:

A building style featuring strong and fluid linear and geometric forms, with sleek smooth surfaces.

Balcony:

A projection from a wall, supported by posts or brackets with a railing, outside a window or door.

Balconette:

A false balcony constructed with a low railing; generally a balcony not big enough to stand upon.

Balustrade:

A series of balusters (short pillars) connected on top by coping or a handrail (top rail) and sometimes on the bottom by a bottom rail; used on staircases, balconies, porches, etc.

Bargeboard:

A richly ornamented board placed on the incline of a gable to conceal the ends of rafters.

Battered Pier:

An oversized structural support that narrows from base to top.

Bay window:

At least three joined windows, which project from the wall of a building and are structurally supported from the base of the building.

Beltcourse:

A narrow decorative feature, often brick, around the middle of a building.

Bevel siding: See Clapboard.**Beveled glass:**

Glass in which edges are ground and polished to form an angled border, used for entrance doors and other ornamental work.

Brick headers:

Bricks laid with the ends toward the face of a wall.

Brick stretchers:

Bricks laid with the sides toward the face of a wall.

Bungalow:

A building style characterized by a squat appearance, featuring large bracketed overhangs, shallow roof pitch, and distinctive central dormer.

Business zoning:

Zoning which allows commerce, retailing, and perhaps industry at that location.

Buttresses:

The way the structural load of a roof is supported by exterior reinforcement.

Castellation: See crenelation.**Clapboard:**

Overlapping horizontal wood siding covering timber construction. Boards are thicker on the bottom edge, which overlaps the top edge of the board underneath to shed weather.

Clerestories:

A row of transom windows above display windows in commercial buildings.

Cluster zoning:

Regulation allowing developers to concentrate housing units in one part of a parcel, and to preserve the remaining portion of the parcel as open space for conservation or recreation.

Community development corporation:

An organization formed by residents of an area to stimulate, finance, and sometimes operate local businesses or housing.

Compact form:

Housing, services, and places of employment arranged in close proximity, without large intervening areas of undeveloped land.

Compactness:

The degree of proximity among housing units, services, and places of employment.

Cone: A roof shaped like a cone, often finishing a tower.

Corbel:

A kind of bracket produced by successive courses of masonry or wood which extends beyond the wall surface.

Corinthian:

An elaborate, foliated column capital.

Cornice:

The projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

Crenelation:

A tower parapet that simulates the squares and spaces of a defensive parapet; associated with castles.

Cultural landscape preservation:

The process of sustaining existing form and vegetative cover of a significant landscape historically altered by people and providing for continued site use.

Cupola:

Terminal design element which may be square or round and rises above a main roof.

Datestone:

Decorative element which identifies the date of building construction

Demolition by neglect:

Destruction of a building through abandonment or lack of maintenance.

Demolition delay law:

A regulation requiring for specified historic structures that there be

notification of intent to demolish, and provision of time for public intervention.

Density:

The number of families, individuals, dwelling units, or amount of building cubage per unit of land.

Dentils:

Small square blocks found in series on many cornices, moldings, etc. providing a decorative border between roof and wall.

Design control:

Public regulation of the design of buildings or their alterations, the uses of land and development intensity, typically with requirements which vary among designated districts, and other matters, including: parking, signs, and site design.

Developer fees:

Public charges over and above taxes, imposed on developers to offset the costs of development-related public services or facilities.

Development impact criteria:

Specific standards for such things as traffic congestion, storm water flow and erosion.

Dismantling:

Taking apart a structure piece by piece with the intention of reconstructing it elsewhere.

Doric: A very plain column capital.

Dormer:

A vertical window projecting from the slope of a roof, usually provided with its own roof.

Eastlake:

A Victorian building style named after Charles Eastlake, which features geometric details.

Eaves: Underside of roof overhand at a wall.

Egress and buffering controls:

Regulations governing the location and design of driveways, and the provision of landscaping, fences, berms, or other means for controlling visual and other impact on streets or neighbors.

Elliptical:

Oblong, but narrowed to rounded ends and widest at the middle.

Engaged dormer:

Dormer with front facade in the same plane as and connected to the building facade.

Entablature:

Building element above a column including architrave, frieze, and cornice; usually in classical or classical revival architectural styles.

Environmental protection:

Efforts to avoid damage to natural systems, such as air, water, or wildlife habitats, and to avoid degradation of the human environment through noise, visual blight, or other harmful impacts.

Eyelid or Eyebrow dormer:

A curved roof line over a dormer which resembles the curve of an eyelid or eyebrow.

Facade:

The principal face or front elevation of a building.

Fascia: Horizontal element of an architrave.**Fanlight:**

A semicircular or fan-shaped window frequently over an entrance.

Fieldstone: See Rubble Stone.**Finial:**

Decorative ornament at the top of a gable, pinnacle, or tower.

Fish scale siding:

A wedge-shaped piece of wood siding, shaped like the scales on a fish.

Fissured: Cracks or clefts.**Flared gable:**

Sweeping, curved rafter ends which project beyond building walls.

Fluted column:

A column featuring vertical ridges or flute-like grooves.

Foliated stone:

Cut stone which looks like leaves or foliage.

Frieze: Either a plain or fancy band found below a cornice.

Gable: The triangular end of an exterior wall in a building with a ridged roof.

Ghost signs:

Fading painted advertising signs on a building.

Growth timing controls:

Regulations which directly govern when a development may begin or how rapidly it may be completed (as distinct from controls such as large lot requirements).

High density:

An amount of building, population, or other activity which is judged to be large relative to the land area it occupies.

Historic district:

An area officially designated as historically significant because of association with the past or because of structures with architectural importance.

Historic preservation:

The protection, rehabilitation, and restoration of communities, districts, sites, buildings, structures, and artifacts significant to history, architecture, archeology or culture.

Historic settlement patterns:

Inherited arrangements of buildings, roads, and open spaces in developed communities.

Hood: A protective and sometimes decorative cover above doors, windows, or other projections from a wall surface.

Ionic: The top of a column which curves downward and inward on either side.

International style:

A building style featuring rounded corners, smooth surface, and characterized by minimal ornament.

Keystone:

A wedge-shaped stone found at the center of an arch, often simulated in wood structures.

Lancet: A window with a pointed arch top.

Lap siding: See Clapboard.

Lintel: A horizontal structural bar over an opening.

Lug sill:

A sill which extends beyond the bottom of a window or door.

Marquee:

A movie theater's projecting sign with current attractions posted.

Master or comprehensive plan:

A document intended to guide the physical and, sometimes, economic development of a community or region, typically with long-range intent and including both analysis and proposals.

Medallions:

Ornamental blocks found under a cornice or on a parapet, often round or shield-shaped.

Modernizing: See remodeling.

Modillions:

Ornamental blocks or brackets used in series to support the overhang of a roof.

Monochrome: One color.

Mortar:

The sand-concrete-water mixture used to adhere rows of brick or stone together.

Motif: A single or repeated unit of design or color.

Move: Building preservation of the last resort, when all other strategies are exhausted.

National Register of Historic Places:

Official list of the nation's properties worthy of preservation kept by the National Park Service.

Oculus: A round window.

On-site parking regulations:

Controls requiring parking to be provided on the premises to serve uses being developed there.

Oriel window:

A bay window located above the first floor level; usually supported by brackets or corbels.

Parapet:

A low wall often used around a balcony or along the edge of a roof.

Pediment:

A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides, used as a crowning element for doors, windows, mantel and gable ends.

Pendant:

Decorative wood or plaster element hanging below a ceiling.

Pilaster:

A rectangular column or shallow pier attached to a wall; often decorated to represent a classical column with a base, shaft, and capital.

Planning:

Formulating strategies or programs for achieving some end; an ongoing process intended to help public and private decision-makers arrive at sound decisions about the future of the community which includes both making plans and seeking their implementation.

Plinth: Projecting base of a column or wall.

Polychrome: More than one color.

Port cochere:

An open, canopy-like building entrance designed to shelter carriages, vehicles, and their passengers; literally a *coach port*.

Preservation:

Keeping existing form, integrity, and material of a historic building, structure, or object and providing for continued use by restoration, rehabilitation, or adaptation, or careful maintenance.

Public utility service area:

The area within which public water, public sewerage, or other public utility is or may be provided.

Quoins:

Stone or brick elements at building corners, often laid alternatively large and small.

Reconditioning: See rehabilitation.

Reconstruction:

Recreating a damaged or destroyed building by replacing it with a new one built of new or recycled materials to

closely resemble the original as it appeared during a specific period of time.

Recycling:

Restoring, rehabilitating, renovating, remodeling or adapting an old building to be used by others.

Refurbish: Polish or clean.

Rehabilitation:

Repairing or altering a property to contemporary use while preserving significant historical, architectural, or cultural features.

Remodeling:

Changing the appearance and style of a structure inside or out, by removing or covering original details and substituting new materials and forms.

Restoration:

Accurately recovering form and details of a property and its setting as it appeared at a particular period of time by removing later work or replacing missing earlier work.

Renovation:

Like rehabilitation, but a greater proportion of new materials and elements introduced into the building.

Regional land trust:

A private, nonprofit tax-exempt corporation that seeks to preserve land through real estate transactions, operating a larger-than-local scale.

Rubble stone:

Rough building stone in random patterns.

Rusticated stone:

Massive hewn stone blocks with rough surfaces separated by deep joints.

Scenic road controls:

Regulations for protection of designated existing roads and their bordering trees in the event of construction along them.

Setback:

The distance between a street line and the front line of a permitted building.

Shed: A roof which slopes in one direction.

Shiplap siding: See Clapboard.

Sidelights:

Glass frame usually around an entrance door.

Site (or Development) plan review:

Regulatory review of the arrangement of buildings, landscaping, parking, and other elements on the site, or the provisions for circulation and utilities, and sometimes of impacts such as noise or hazards.

Sprawl:

A settlement pattern where development is widely dispersed at relatively low density, typically, but not always, bypassing many vacant parcels.

Strip development:

A long, and usually, shallow ribbon of commercial or retail development along a major road.

Subdivision regulations:

Controls over the division of land into lots and the provision of streets and utilities to serve them.

Transom:

Above a window or door, an opening to admit light and air.

Terra cotta:

Fired clay which may or may not be glazed, used as an exterior building finish and ornamental details.

Tower:

Tall architectural element which may be an integral part of a building or free-standing, topped with a spire, or pyramidal roof.

Turrets:

A small tower which is an integral part of building, topped with a spire, or pyramidal roof.

Tympanum:

The triangular or segmental space enclosed by a pediment or arch above a window or door(s).

Utility avoidance:

Managing development so that public water and sewer will not be needed.

Vergeboard: See Bargeboard.

Victorian:

A building style named for Queen Victoria that was popular during her reign, and is characterized by a profusion of ornamental architectural details.

Weatherboard: See Clapboard.

Witch's cap: See Cone.

Window heads:

A straight or curved decorative feature over a window.

Vernacular:

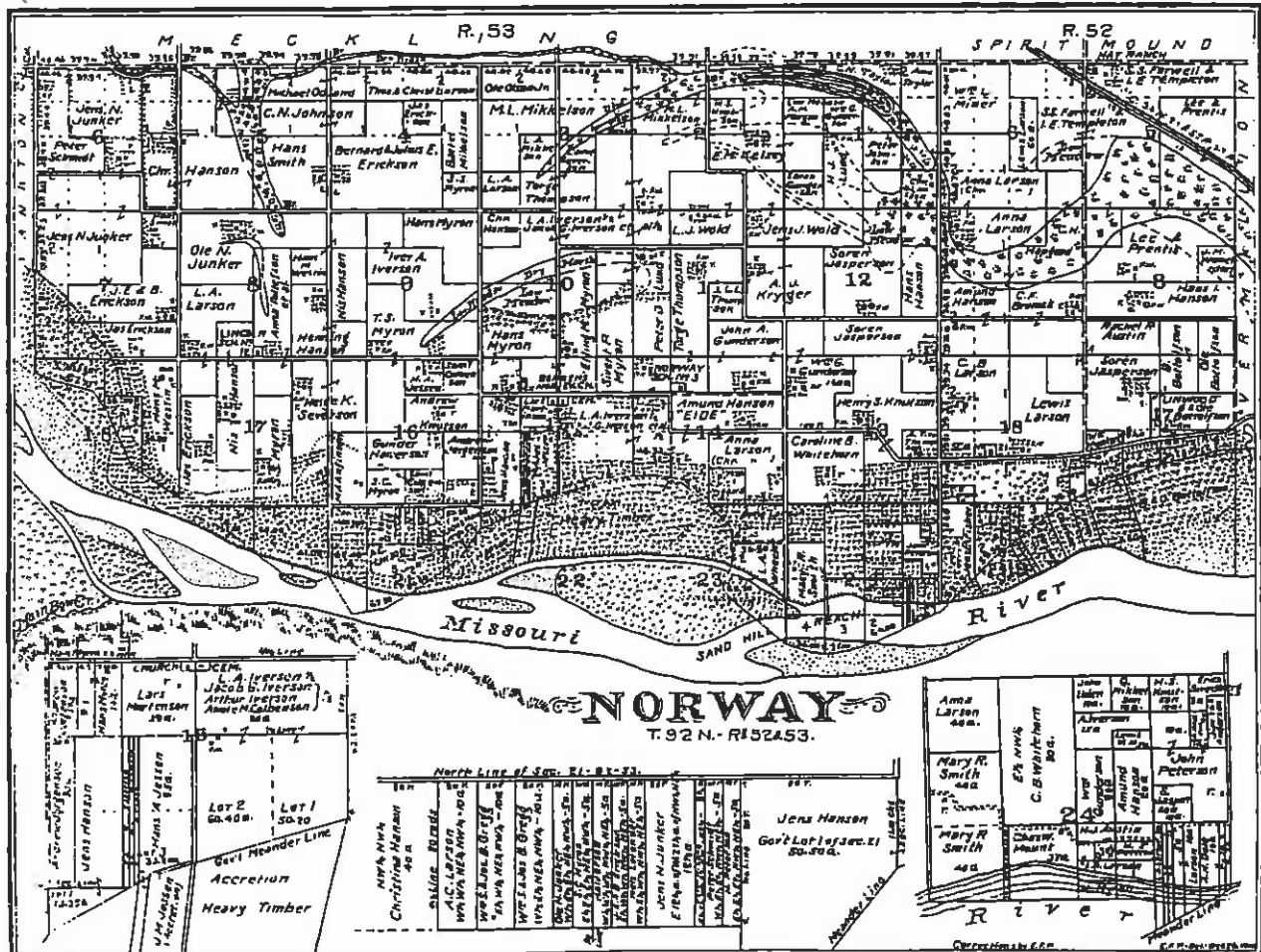
Native or peculiar to a certain locality.

Viewshed:

An area that holds an important vista.

Zoning regulations:

Controls over the use of land and development intensity, typically with requirements varying among designated districts, and often including controls over parking, signs, site design, and other matters.



B

HELPFUL INTERNET SITES

The contacts provided here are neither controlled nor sponsored by Clay County, the Clay County Historic Preservation Commission, nor the State of South Dakota Historic Preservation Office. They are included solely for their value as reference, research, or educational tools. Listing here is not an endorsement of any agency, organization, views, products nor services.

PRODUCTS & SERVICES

Animal Control

Bird-X

www.bird-X.com

Nixalite of America

www.nixalite.com

Deer Management

www.dnr.cornell.edu/est/chdp/reducingdamage2.htm

www.deerbusters.com

www.gardensupply.com

Cabinets

Corian

www.corian.com/improvenet

Plain & Fancy Custom Cabinetry

www.plainfancycabinetry.com

Thos. Moser Cabinetmakers

www.thosmoser.com

Wood-Mode, Inc.

www.wood-mode.com

Coaching

Design it Yourself. Do It Yourself

www.DIYonline.com

Our House

www.OurHouse.com

This Old House

www.thisoldhouse.org

Doors & Windows

Adams Architectural Wood Products

www.adamsarch.com

Andersen Windows & Patio Doors

www.andersenwindows.com

Beveled Glass Works

www.beveledglassworks.com

Designer Doors, Inc.

www.designerdoors.com

Innerglass Window Systems

www.stormwindows.com

International Wood Products

www.iwpdoor.com

Madawaska Doors, Inc.

www.madawaska-doors.com

Marvin Windows & Doors

www.marvin.com

Pozzi Wood Windows

www.pozzi.com

Somerset Door & Column Company

www.somersetdoor.com

Vista Window Film

www.vista-films.com

Fences

PetSafe

www.petsafe.net

Texas Iron Gate & Fence

www.texasironfence.com

Flooring

Aged Woods

www.agedwoods.com

Albany Woodworks

www.albanywoodworks.com

Authentic Pine Floors

www.authenticpinefloors.com

Broad Axe Beam Company
Bruce Hardwood Floors
Country Road Associates
Carlisle Restoration Lumber
Craftsman Lumber
Florida Tile
Granville Manufacturing
Hartco Flooring
J. L. Powell & Co.
Pergo
Wilsonart Flooring

Hardware

Ace Hardware
Antique Hardware and Home
Ball & Ball
Chelsea Decorative Metal
Craftsman Hardware
Elliott's Hardware Plus
Home Depot
Kolson, Inc.
Nostalgic Warehouse
Notting Hill Decorative Hardware
Schlage

Heating & Cooling

AquaStar by Bosch
Architectural Grille
ARSCO Manufacturing
Controlled Energy
Good Time Stove
HomeSaver Chimney Liners
Johns Manville
Mitsubishi Electric, Advanced Products Division
Pextron Radiant Heating Systems
Radiantec
Reggio Register
SpacePak Comfort Systems
Unico System
Wirsbo

Ironwork

The Iron Shop

Lighting

Classic Accents
King's Chandelier Company

www.broad-axebeam.com
www.bruce.com
www.countryroadassociates.com
www.wideplankflooring.com
www.craftsmanlumber.com
www.fltile.com
www.woodsiding.com
www.hartcoflooring.com
www.plankfloors.com
www.pergo.com
www.wilsonart.com

www.acehardware.com
www.antiquehardware.com
www.ballandball-us.com
www.thetinman.com
www.craftsmanhardware.com
www.oldtyme.com
www.homedepot.com
www.kolson.com
www.nostalgicwarehouse.com
www.nottinghill-usa.com
www.schlagelock.com

www.ControlledEnergy.com
www.archgrille.com
www.arscomfg.com
www.cechot.com
www.goodtimestove.com
www.homesaver.com
www.jm.com
www.mitsubishi.com/hvac
www.stadlerviega.com
www.radiantec.com
www.reggioregister.com
www.spacepak.com
www.unicosystem.com
www.wirsbo.com

www.TheIronShop.com

www.classicaccents.com
www.chandelier.com

Materials Unlimited

Mica Lamps

Rejuvenation Lamp & Fixture Co.

Roy Electric

Vintage Restored Fixtures

Willow Glen Kitchen & Bath

Masonry Products

Brickstone Studios

Cultured Stone Corp.

Old World Stoneworks

Tartaruga Design, Inc.

Mail Order Houses

Aladdin Homes

Carlinville, IL Sears Kit Homes

Guide to Designs of Single Family Houses

House Construction and Furnishings

Sears Catalog Walking/Driving Tour

Sears Roebuck Houses

William Poole Designs, Inc.

Millwork

Architectural Antiques

Boston Turning Works

Cinder Whit & Company

Cumberland Woodcraft

Granville Manufacturing Co.

Hull Historical Millwork

MTI International, Specialty Building Products

Spiral Stairs of America

Stairworld

Timberlane Woodcrafters

Vintage Woodworks

Paint

Benjamin Moor Paints

Cabot

Drylok

Dumond Chemical Peel Away

Krylon

Minwax

Sherwin Williams

Plumbing

American Standard

Delta Faucet

eQuip.com (online only)

www.materialsunlimited.com

www.micalamps.com

www.rejuvenation.com

www.westfieldnj.com/roy

www.vintagelightfixtures.com

www.willowglen.com

www.brickstone.com

www.culturedstone.com

www.oldworldstoneworks.com

www.tartarugadesign.com

www.arts-crafts.com/archive/aladdin.shtml

www.oldhouseweb.net/stories/Detailed/10102.shtml

www.lib.umd.edu/UMCP/ARCH/guides/houses.html

www.lib.udel.edu/ud.spec/exhibits/tradecat/3house.htm

<http://visitor.vil.downers-grove.il.us/searshomes/>

www.searsmodernhomes.com/

www.williampoole designs.com/

www.archantiques.com

www.bostonturningworks.com

www.cinderwhit.com

www.cumberlandwoodcraft.com

www.woodsiding.com

www.hullhistorical.com

www.mtiinternational.com

www.spiralstairsofamerica.com

www.stairworld.com

www.timberlane-wood.com

www.vintagewoodworks.com

www.benjaminmoore.com

www.cabotstain.com

www.wgl.com

www.peelaway.com

www.krylon.com

www.minwax.com

www.sherwin-williams.com

www.americanstandard-us.com

www.deltafaucet.com

www.eqwip.com

Grohe

Kohler Company

Moen

Price Pfister

Restoration Products

Advanced Repair Technology

Boston Restoration Supply

Decorator's Supply Corporation

Grizzly Industrial, Inc.

Preservation Products

Rockler Woodwork & Hardware

Van Dyke's Restorers

Roofing

Classic Gutter Systems

CertainTeed Corporation

GAF Materials Corp.

Roof Tile & Slate

Tools

Arrow

Gorilla Glue

Stanley

Wallcoverings

AA-Abbingdon Affiliates, Inc (tin)

Bradbury & Bradbury

Charles Rupert Designs

J. R. Burrows Company

Victorian Collectibles

Other

Hartford Conservatories

Vixen Hill Manufacturing Co. (gazebo)

Erie Landmark (plaques)

www.grohe.com

www.kohlerco.com

www.moen.com

www.pricepfister.com

www.advancedrepair.com

www.RestorationProducts.com

www.decoratorssupply.com

www.grizzlyindustrial.com

www.preservationproducts.com

www.rockler.com

www.vandykes.com

www.classicgutters.com

www.certainteed.com

www.gaf.com

www.claytile.com

www.arrowfastener.com

www.gorillaglue.com

www.stanleyworks.com

www.abbingdon.com

www.bradbury.com

www.charles-rupert.com

www.burrows.com

www.victorianwallpaper.com

www.hartford.com

www.vixenhill.com

www.erielandmark.com

RESOURCES & EDUCATION

Architecture

American Institute of Architects

American Society of Landscape Architects

Architecture Research Institute

Arts & Crafts Resource Directory

Building Officials Code Administrators Internat'l

Great Buildings

Historic American Buildings Survey (HABS)

Historic American Engineering Record (HAER)

National Building Museum

www.aiaonline.com

www.asla.org/asla

www.architect.org

www.ragtime.org/arch/index.html

www.bocai.org

www.greatbuildings.com/gbc.html

www.cr.mps.gov.habshaer/

www.nbm.org

Old House Web

Restoration & Renovation Annual Conference

Society of Architectural Historians

Tradition building: Professional's Source Historic Products

World of Old Houses

This Old House

Churches

Preservation North Dakota

Cornerstones Community Partnerships

Conservation (Objects and Textiles)

American Institute Conservation Historic & Artistic Works

Association for Preservation Technology Int'l

Conservation Center for Art and Historic Artifacts

CoOl – Conservation OnLine

Getty Conservation Institute

Intermuseum Conservation Association

Iowa Conservation and Preservation Consortium

Rocky Mountain Conservation Center

Straus Center for Conservation

Upper Midwest conservation Association

Winterthur/Conservation Artistic & Historic Works

Cultural Landscapes

Alliance for Historic Landscape Preservation

American Garden and Landscape History

Cultural Landscapes (National Park Service)

National Trust Rural Heritage Program

Scenic America

Government & Public Policy

Advisory Council on Historic Preservation

African American Heritage Preservation Foundation

American Community Network

American Cultural Resources Association

American Historical Association

Americans with Disabilities Act Information

BARN AGAIN!

Department of the Interior

Electronic Rehab

Federal Emergency Management (FEMA)

Government Printing Office

Heritage Preservation

Heritage Preservation Services

www.oldhouseweb.com

www.restorationandrenovation.com

www.sah.org

www.traditional-building.com/

www.oldhouses.com.au

www.pbs.org/thisoldhouse

www.prairiechurches.org

www.cstones.org

palimpsest.stanford.edu/aic

www.apti.org

www.ccaha.org

palimpsest.stanford.edu

www.getty.edu/gci

www.oberlin.edu/~ica

www.grinnell.edu/individuals/stuhrr/icpc/icpc.html

www.du.edu/rmcc

www.artmuseums.harvard.edu

www.preserveart.org

seurat.art.udel.edu/ArtConHP.html

www.ahlp.org

www.wavehill.org/landscape_research/index.html

www.cr.mep.gov/landscapes.htm

www.ruralheritage.org

www.scenic.org

www.achp.gov/

www.preservenet.cornell.edu/aahpf/homepage.htm

www.acn.net

www.acra-crm.org/

www.theaha.org

www.usdoj.gov/crt/ada/adahom1.htm

www.agriculture.com/ba

www.goi.gov

www2.cr.nps.gov/e-rehab/

www.floodalert.fema.gov

www.access.gpo

www.heritagepreservation.org

www2.cr.nps.gov/

International Council on Monuments & Sites
 Library of Congress
 National Archives
 National Preservation Institute
 National Center for Preservation Technology
 National Parks & Conservation Association
 National Register of Historic Places
 National Trust for Historic Preservation
 Old House Network
 Office of Safety and Health Administration (OSHA)
 Preservation Products, Inc.
 Preserve and Protect
 Preserve/Net
 Preservation Action
 Smithsonian Institute
 Research Information Systems (Siris)
 Center for Materials Research and Education
 Save America's Treasures
 Technical Preservation Service

www.icomos.org
www.loc.gov/preserve
www.nara.gov/
www.npi.org
www.ncptt.nps.gov/
www.npca.org/
www.cr.nps.gov/nt/
www.nationaltrust.org
www.oldhouse.com
www.osha.gov
www.preservationproducts.com
www.preserve.org/rg/
www.preservenet.cornell.edu/
www.preservationaction.org

www.siris.edu
www.si.edu/scmre
www.saveameericastreasures.org
www2.cr.nps.gov/tps/index/htm
www2.cr.mps.gov/tps/cheklist.htm
www.tpl.org
www.unesco.org/whc/nwlc/pages/home/pages/index.htm

Trust for Public Land

UNESCO World Heritage Center

History

American Association for State and Local History
 American Library Association
 American Memory
 Discovery Channel
 History Buff
 History Channel
 History Net
 National Museum of American History

www.aaslh.org
www.ala.org
www.rs6.loc.gov/amhome.html
www.discovery.com
www.historybuff.com/
www.historychannel.com
www.thehistorynet.com
www.americanhistory.si.edu

Planning & Community Development

American Planning Association
 Cyberbia
 International Downtown Association
 National Community Capital Association
 Planning Commissioners Journal
 Community & College Concerns
 Walkable Communities

www.planning.org
www.cyberbia.org/
www.ida-downtown.org
www.communitycapital.org
www.plannersweb.com
www.users.muhio.edu/karrowrs/College/index.html
www.walkable.org

Smart Growth

American Farmland Trust
 Antidotes to Sprawl: Federal Contacts to
 Help Communities Promote Sustainable Use

www.farmland.org

www.epa.gov/region5/sprawl/index.html

Brookings Institution:	www.brook.edu/es/urban/urban.htm
Center on Urban & Metropolitan Policy	www.sustainable.doe.gov
Center of Excellence for Sustainable Communities	www.usmayors.org/USCM/sustainable
Joint Center for Sustainable Communities	www.uwex.edu/lgc/growth/growth.htm
LGC Growth Management	www.lincolnst.edu
Lincoln Institute of Land Policy	www.canr.uconn.edu/ces/nemo
Nonpoint Education For Municipal Officials	www.plannersweb.com/sprawl/home.html
Planners Web	www.sierraclub.org/sprawl
Sierra Club	www.smartgrowth.org/
Smart Growth Network	www.sprawl-busters.com
Sprawl Busters	www.sprawlwatch.org/
Sprawl-Watch Clearinghouse	www.stateline.org
Stateline.org	www.susdeve.org/
Sustainable Development Institute	www.sustainablemeasures.com
Sustainable Measures	www.tea21.org
Tea-21 Legislation	www.transact.org/
Transportation Action Network	www.tlcnetwork.org/
Transportation for Livable Communities Network	www.cua6.csuohio.edu/~ucbeb/pubs.htm
Urban Center Publications	www.uli.org
Urban Land Institute	www.vtsprawl.org/index3.htm
Vermont Forum on Sprawl	
State of South Dakota	
South Dakota State Historic Preservation Office	www.sdhistory.org/
4 th Grade History	www.sd4history.com

YES

Sec. 12.

A. A. Carlson	E. M. Carlson
---------------	---------------

16 rods.

S P I R I T M O U N D

E.F.P. - Del. - Oct. 17, 1900.



MEASURES OF SUCCESS FOR THE PLANNING PROCESS

Developed by the Clay County Historic Preservation Commission.

Successful Projects:

- ▶ Country School Project
- ▶ Computerized Cemetery Data
- ▶ Burbank School
- ▶ Downtown Vermillion streetscape improvements
- ▶ Parking analysis and education
- ▶ Contractors' workshops teach sound preservation techniques
- ▶ Award Program
- ▶ Indian Village with archaeological artifacts

Administrative:

- ▶ Bridge development considers preservation and aesthetics amenities
- ▶ Historical Society funds part-time staff and eventually full-time staff
- ▶ County-wide ordinance with design review considerations
- ▶ City of Vermillion supports historic preservation staff

Clay County at-large:

- ▶ 40 people attend a town meeting
- ▶ Broadened constituency
- ▶ Reduced demolitions charted annually
- ▶ Greater investment locally
- ▶ Local non-profit preservation organization formed

Within the Clay County Historic Preservation Commission (CCHPC):

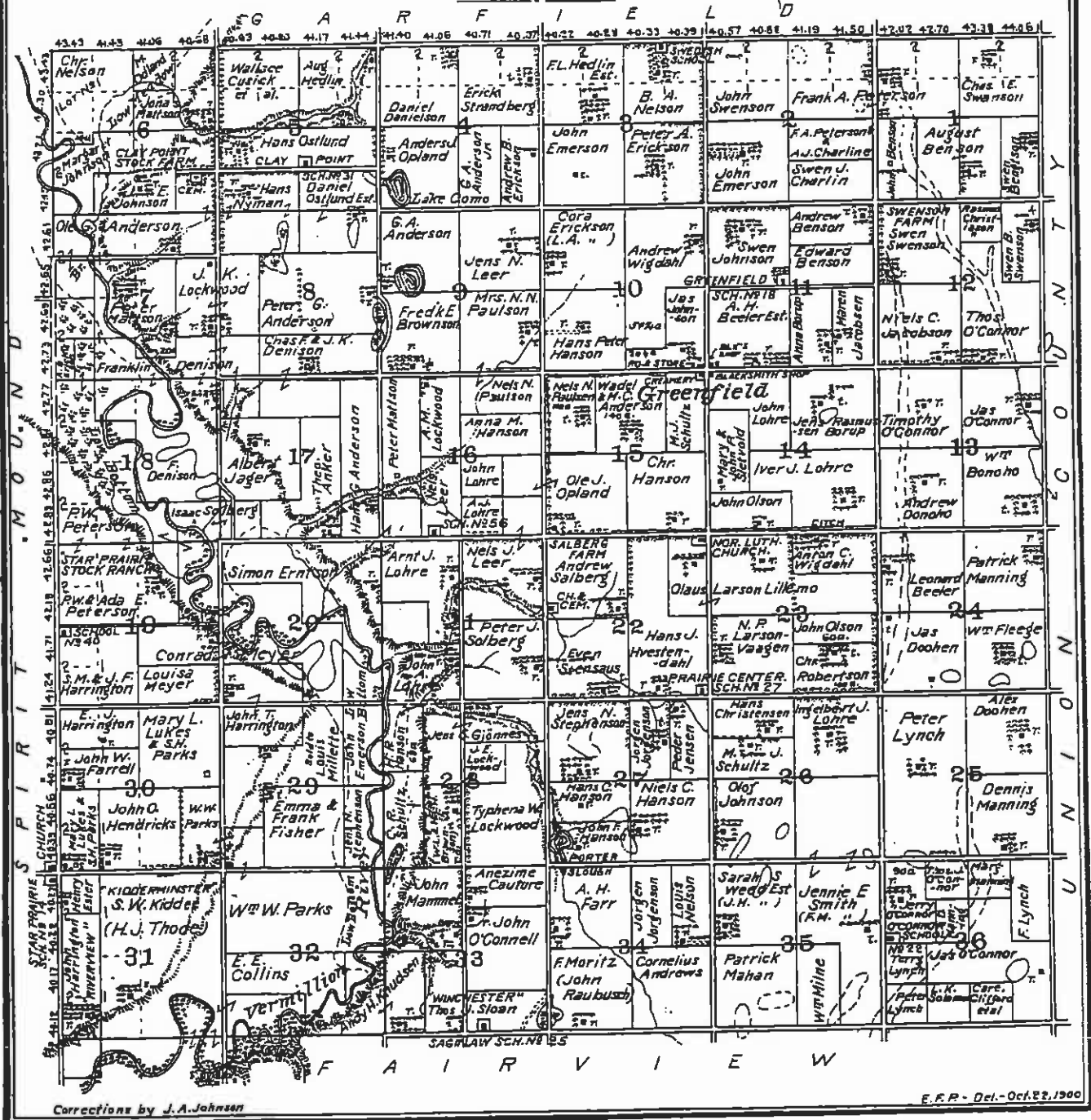
- ▶ Shared vision of possibilities
- ▶ Consensus on preservation policies
- ▶ Functioning CCHPC with county-wide representation
- ▶ Increased preservation training and development for CCHPC
- ▶ Increased volunteers
- ▶ New leadership timber
- ▶ Cultivate an education program
- ▶ Enjoy commissioners company

University South Dakota:

- ▶ Working relationship
- ▶ Liaison with USD
- ▶ USD becomes a preservation partner – Stone House saved
- ▶ Offer a Historic Preservation degree
- ▶ Architecture Department apprenticeships
- ▶ Internships
- ▶ No more historic structures lost to parking lots
- ▶ Recognize Fireburg Hall and Women's Old Main

PRAIRIE CENTER

T. 93 - R. 51



Corrections by J.A. Johnson

F.F.P. - Del. - Oct. 22, 1900

D

CLAY COUNTY TIMELINE

Abstracted by Kevin Jacobson

1200 B.C.

Native Americans used the bluffs of the Vermillion area as a bison kill site, with the base of the bluff serving as a butchering and processing center.

500-800 A.D.

Semi-nomadic **Mound Builders** inhabited South Dakota.

1620 Council of Plymouth Grant to **New England**, included all lands between the 40th and 48th degrees north latitude from sea to sea.

1682 **Spain and France** by discovery both claimed portions of the great basin east and west of the Mississippi River.

1763 Treaty of Paris, France ceded to **Spain** the western portion of the Mississippi River Basin.

1800 Secret treaty between France and Spain ceded this territory to **France**

1803 Louisiana Purchase, **United States** acquired all this territory.

1804 President Thomas Jefferson's Corps of Discovery (better known as the **Lewis and Clark Expedition**) left St. Louis and traveled north, on a journey to explore the Missouri River and seek a route to the Pacific Ocean.

1804 Lewis and Clark stopped at the mouth of the Vermillion River; some members of the crew visited **Spirit Mound**.

1822 Columbia Fur Company established **Post Vermillion**, a trading post along the Missouri River in what is today western Norway Township.

1827 & 1835

Two trading posts were developed near the mouth of the Vermillion River.

1855 Alexander C. Young became the **first settler** in Clay County, claiming land near the present community of Burbank.

1856 An irregular trail along the Missouri River, referred to as **Military Road** because of transportation of troops and supplies from Sioux City to the Fort Randall military post, first appeared.

1859 Treaty with the **Yankton Sioux** ceded the territory north of the Missouri River to U. S. Government.

1859 Dakota Territory was officially **opened for settlement**.

1859 Settlement of Clay County began with a small group of **Norwegians** that crossed the Missouri River near North Bend, Nebraska and took up land in the southwestern corner of the county.

1859 The community of **Vermillion** was established.

1859 James McHenry established the **first store** in Vermillion and Clay County

1860 Ole Olson Jetley became the **first non-Indian child born** in Clay County (Norway Township), as well as Dakota Territory.

1860 The Fairview (Bruyer) Catholic Church in Fairview Township was built, becoming the **first Catholic Church** in Dakota Territory.

- 1860 Meckling's first building, **Eight Mile House**, was built by Halvor Swenson
- 1860s The community of **Dalesburg** was established.
- 1861 **Dakota Territory** was organized.
- 1861 **Clay County** was officially formed.
- 1862 **Homestead Act** provided 160 free acres of farmland to pioneers who live on the land for five years.
- 1862 The community of Vermillion was temporarily abandoned when news of an Indian uprising lead by the **Santee Sioux** caused most of the inhabitants to flee down river to safety.
- 1862 **Captain Nelson Miner** of Vermillion led Company A, Dakota Cavalry on patrols of the settlements.
- 1862 The Territorial Legislature designated Vermillion as the site of a **territorial university**.
- 1864 The log school house in Vermillion was built; the structure became the **first permanent school house in Dakota Territory**.
- 1867 The **first rural school** (Independent School No. 1) in Clay County was located near the present intersection of Highway 50 and University Road.
- 1868 **Gjoran Norbeck** homesteaded near Greenfield.
- 1868 The Burr family brick house was built. Three generations of the Burr family operated the **Burr Broom Factory**, located one mile north of Vermillion on University Road.
- 1869 The community of **Lodi** was established.
- 1869 The **Rev. Daniel Peter Brown**, of Stockholm, Sweden, homesteaded in Riverside Township.
- 1869 Daniel Messler homesteaded in Garfield Township and started what is now known as the **Messler-Bylander Farm**.
- 1869 The community of **Bloomingtondale** was established. It was named for the Bloomingtondale Flour Mill, built by McHenry and Turner; the mill stones were later embedded in the band shell in Prentis Park, Vermillion.
- 1870 The **Dalesburg Lutheran Church** was formed.
- 1870 The **Rice Farm** log cabin was built in Spirit Mound Township.
- 1870 **Peter Norbeck**, son of Gjoran Norbeck, was born in a dugout; he became the first native Governor of South Dakota and U.S. Senator.
- 1870 The first **Clay County Fair** was held.
- 1871 The community of **Alsen** was established.
- 1872 The **Dakota Southern Railroad** opened, allowing products grown in the area to be cheaply marketed elsewhere.
- 1873 The communities of **Burbank** and **Meckling** were established.
- 1873 A **grasshopper scourge** visited the area, lasting four years and causing much hardship. Through this experience, farmers learned that corn was more profitable to raise than wheat – a production change that persists today.
- 1874 The **Komstad Mission Church** opened in Glenwood Township.
- 1875 A **fire** destroyed nearly half of Vermillion's business district.
- 1878 The **Calle Nissen Johnsen Farm's** barn was built; the brick structure, made from hand pressed bricks made from a clay deposit on the

- property, withstood the flood that occurred three years later.
- 1880 At a special election, county voters adopted the **township form of government**; twelve townships in the county were created and named.
- 1881 Vermillion was gutted and nearly totally destroyed by a **Missouri River flood** that was caused by ice jams from a rapid spring thaw.
- 1881 Vermillion townspeople voted to **relocate the community** onto the bluff.
- 1882 The **Austin-Whittemore House** was built.
- 1882 The **University of Dakota** opened its classes in the county court house (site of the present day post office) in Vermillion.
- 1883 The University of Dakota held classes for the first time on the **present campus**.
- 1883 Frank M. Smith established the **largest creamery** in Dakota Territory in Vermillion; the plant burned down two years later and wasn't rebuilt.
- 1884 Westerville's **Pleasant Valley Lutheran Church** was built; the church was formed by a union of three separate Lutheran congregations in the area.
- 1885 **Saint Agnes Church**, the first Catholic Church in Vermillion, was dedicated.
- 1886 **Wakonda House**, the oldest structure on Wakonda's Main Street, was built.
- 1887 The **Clay Creek Ditch** was started; its purpose was to reclaim bottomland for farming and to prevent flooding. It extended from Yankton County to the Vermillion River. The ditch was completed in 1910.
- 1887 The east wing of **Old Main** (originally named University Hall) on the campus of the University of (South) Dakota was completed; the west wing was finished in 1883, with the center section built in 1885.
- 1888 The **Old Settlers Association** was organized.
- 1889 Division Day separated North and South Dakota Territories and the two new states were admitted to the union.
- 1890 The **First Baptist Church** in Vermillion was completed; the Sioux quartzite building was designed by Wallace LeRoy Dow, the architect who designed the Minnehaha County Courthouse in Sioux Falls. The west wing of the church was added in 1925.
- 1891 The **County Poor Farm** began operations in Fairview Township.
- 1892 A toll line from Sioux City brought long distance **telephone service** to Vermillion.
- 1892 A **city water system** was developed in Vermillion.
- 1893 The community of Irene was platted
- 1893 The community of **Wakonda** was chartered.
- 1893 The **First National Bank of Vermillion** was built. In 1929, the bank's ownership changed and the front façade of the building was altered in a "modernization" effort.
- 1894 A horse barn and square, wooden silo, the first crop storage structure in South Dakota, were built on the **Anderson Farm** (Garfield Township) in the village of Alsen.
- 1895 **Electric lights** came to Vermillion when the Vermillion Milling

- Company was granted a twenty-year franchise to operate an electric utility.
- 1898 Many of the rural schools in Clay County were organized.
- 1901 The **Anderson Farm** house was constructed in Garfield Township.
- 1902 The **first steam-propelled vehicle** was seen on Vermillion streets.
- 1903 **Farmers' telephone** lines began to appear.
- 1904 Vermillion's **Andrew Carnegie Public Library** was built, one of nine Carnegie projects in South Dakota.
- 1905 USD built the Old Armory, serving as an armory, gymnasium and physical education center.
- 1907 The **Jepsen/Junker Farm** house was completed in Norway Township.
- 1908 The former law school building on the USD campus was constructed; the structure was closely modeled after the law building at Ohio State University.
- 1909 The cornerstone was laid for the present **Bergen Lutheran Church** in Norway Township; the church was dedicated two years later.
- 1910 **Burbank School #10** was built.
- 1912 **City-wide mail delivery** began in Vermillion.
- 1913 The present **Clay County Courthouse** was completed, at a cost of \$95,000.
- 1913 The **W. H. Over Dakota Museum** was founded.
- 1915 A **street paving** program was initiated in Vermillion.
- 1919 The present **Dalesburg Baptist Church** was constructed in Garfield Township.
- 1920 Vermillion's **Civic Council**, a community service agency, was started in the basement of the public library.
- 1921 to 1927 Approximately 100 miles of **graveled roads** materialized in the county.
- 1923 **Prentis Park**, named after pioneer merchant Charles E. Prentis, was dedicated by the City of Vermillion.
- 1925 **Hub City** was founded by William Insberg and Arvid Johnson when some of the Dalesburg businesses moved there.
- 1929 The **United Church of Christ - Congregational Church** was dedicated at Main and Harvard streets in Vermillion.
- 1929 The **First United Methodist Church**, located at Dakota and National streets in Vermillion, was dedicated.
- 1931 **Concrete paving** of roads began in the county.
- 1937 The first **Rural Electrification Administration (REA)** line in the state was put into operation in Clay and Union counties.
- 1948 **Blacktopping** of county roads began.
- 1956 The **Southeast South Dakota Experiment Farm**, a research demonstration facility operated by South Dakota State University in Brookings, was established in memory of Gustavus Norgren, an early pioneer on whose homestead the experiment farm was located.
- 1969 The **Clay County Historical Society** was organized.
- 1985 The **Clay County Historic Preservation Commission** was formed.
- 2002 The **Clay County Historic Preservation Plan** was developed.

References:

Clay County Historical Society, Register of Historic Sites in Clay County, Clay County Historical Society, Inc., Vermillion, SD, 1972.

Clay County Historic Preservation Commission, Guide to National Register Historic Sites, CCHPC, Vermillion, SD, 1992.

Clay County Historic Preservation Commission, Guide to Historic Sites in Clay County, South Dakota, CCHPC, Vermillion, SD, 1994.

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Clay County Historical Society, Tour Guide Historic Sites of Vermillion, CCHS, Inc., Vermillion, SD, Undated.

Clay County Historical Society, Clay County Place Names, CCHS, Inc., Vermillion, SD, 1976.

Schell, Herbert S., History of Clay County South Dakota, CCHS, Inc., Vermillion, SD, 1976.

E

PRESERVATION TIME LINE

This calendar of preservation milestones provides the Clay County citizen a quick glimpse of the national legacy of preservation activities, and how South Dakota, and Clay County particularly, are poised to take advantage of lessons learned elsewhere.

- | | | | | |
|------|--|------|---|---|
| 1856 | Mount Vernon Ladies Association of the Union saved George Washington's home from subdivision for residential development. | | | Council on Historic Preservation, and includes Section 106, a planning tool for federal agencies. |
| 1906 | Antiquities Act enacted to protect prehistoric and historic sites located on Federal properties. | 1966 | Department of Transportation Act enacted; Section 4(f) prohibits federal approval or funding for projects requiring the use of any historic site, or indirect effects to a protected site. | |
| 1916 | National Park Service created to deter looters and vandals in Yellowstone National Park, to administer properties of national historic and prehistoric significance, and to educate the public about the nation's past. | 1968 | Transfer of Development Rights first created by New York City. | |
| 1931 | First Historic District and Ordinance established in Charleston, South Carolina. | 1968 | Historic American Engineering Record created to document engineering achievements with precision drawings. | |
| 1933 | Historic American Buildings Survey created to document built resources with architectural drawings. | 1969 | National Environmental Policy Act enacted; requires federal projects consider impacts on urban quality, historic and cultural resources, and the design of the built environment. | |
| 1935 | Historic Sites Act launched an inventory of sites associated with persons or events of national importance. | 1969 | Clay County Historical Society organized. | |
| 1949 | National Trust for Historic Preservation chartered by Congress to create a national advocate for heritage and involve the public in preservation. | 1971 | Executive Order 11593 directed federal agencies to preserve, restore, and maintain cultural properties. | |
| 1956 | Federal Aid Highway Act and | 1976 | Tax Reform Act created federal preservation tax incentives for rehabilitation of income-producing certified historic properties. | |
| 1960 | Reservoir Act adopted to halt large scale destruction of archaeological and historic sites. | 1977 | Surface Mining Control and Reclamation Act prohibited coal mining that will adversely affect any National Register site. | |
| 1966 | National Historic Preservation Act created the National Register of Historic Places, State Historic Preservation Offices, the Advisory | 1977 | National Main Street Program launched in pilot communities: Galesburg, Illinois; Madison, Indiana; Hot Springs, South Dakota. | |
| | | 1978 | Penn Central Transportation Co. v City of New York U.S. Supreme | |

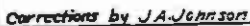
- Court upheld the constitutionality of historic preservation ordinances.
- 1978 **Historic South Dakota Foundation** created to assist local and state preservation efforts.
- 1978 South Dakota adopted a **Property Tax Moratorium** as an incentive for private restoration work.
- 1979 **Archaeological Resources Protection Act** adopted to prohibit removal, excavation, or alteration of any archeological resource from federal land or Indian Lands and makes *pot hunting* artifacts illegal.
- 1981 The **Economic Recovery Act** created strong tax relief and financial incentives for restoration.
- 1985 Clay County organized a **Certified Local Government** program.
- 1987 **Surface Transportation and Uniform Relocation Assistance Act** protected historic bridges
- 1987 Clay County established **Historic Commission** by Resolution, and became a Certified Local Government.
- 1987 **Abandoned Shipwreck Act** allowed states to protect shipwrecks within state waters from looters or salvors.
- 1990 **Native American Graves Protection and Repatriation Act** provided for return of human remains and Native American cultural items held by any agency receiving federal funds.
- 1991 **Intermodal Surface Transportation Efficiency Act (ISTEA)** created transportation enhancements including historic preservation considerations.
- 1998 **Transportation Equity Act for the 21st Century (TEA-21)** created transportation policy that reinvests in and revitalizes existing communities.

F

REHABILITATION CREDIT PLANNING CHECKLIST

1. Determine whether the building is listed in the National Register or is located in a National Historic District.
2. Check the Clay County assessor's records and determine when the building was first placed in service. Generally, buildings younger than 50 years are not considered contributing structures to a historic district.
3. Plan for the building to be income-producing either as industrial, commercial, or rental residential.
4. Develop plans and generate cost estimates for rehabilitation. Determine if these costs when compared to the adjusted base of building are substantial.
5. Consult with the South Dakota State Historic Preservation Office to make sure that the *Secretary of Interior's Standards and Guidelines* are met.
6. Complete a Historic Preservation Certification Application in cooperation with the State Historic Preservation Office to secure certification from the Secretary of Interior that:
 - ▶ The building is historic, and
 - ▶ The proposed rehabilitation work is in keeping with the *Secretary of the Interior's Standards for Rehabilitation*.
7. Submit the application to the State Historic Preservation Office for review and recommendations. The State Historic Preservation Office will submit the application to the National Park Service for the final certification decision.
8. Pay the National Park Service a fee for reviewing the rehabilitation certification request. The fee is based on the cost of rehabilitation.
9. Preliminary approval of proposed work **before** construction begins is recommended.

T. 95-R.52.



SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

#

H

ECONOMIC IMPACT OF HERITAGE TOURISM, SELECTED NATIONAL STATISTICS

- ▶ Tourism in the U.S. generated \$473 billion in total expenditures in 1997. International travelers spent \$90.5 billion in the U.S. in 1997.
Source: Tourism Works for America, 1997 Report
- ▶ Tourism in the U.S. generated \$67 billion in tax revenue for federal, state and local governments.
- ▶ Tourism in the U.S. directly employs 6.8 million people and indirectly employs 9 million people for a total tourism employment of 15.8 million people.
Source: Tourism Works for America, 1997 Report
- ▶ Tourism is American's third largest retail sales industry (behind automotive dealers and food stores).
Source: Tourism Works for America, 1997 Report
- ▶ Passengers on a fully loaded motorcoach (averaging 47 passengers) on a charter or tour contribute approximately \$5-7,000 per overnight stay in a community, according to the American Bus Association.
Source: Tourism Works for America, 1997 Report
- ▶ 46% of adults in the U.S. included a cultural, arts, heritage, or historic activity while on a trip of 50 miles or more during the past year.
Source: Travel Industry Association, National Travel Survey, 1998
- ▶ 31% of domestic visitors to the U.S. go to a historic site (community or building), 24% to a museum, 15% to a gallery, and 14% to live theater.
Source: Travel Industry Association, National Travel Survey, 1998
- ▶ Travelers to historic and cultural sites spend, on average, \$615 per trip compared to \$425 for all U.S. travelers.
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997
- ▶ 29% added extra time to their trip for a cultural activity or event. Of those who added time: 61% added part of one day; 30% added one night; 5% added two extra nights; 4% added three or more extra nights.
Source: Travel Industry Association National Travel Survey, 1998
- ▶ Travelers to historic and cultural sites are more likely to stay in a hotel, motel, or bed & breakfast (56% as compared to 42%).
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997
- ▶ Travelers to historic and cultural sites stay an average of 4.7 nights away as compared to 3.3 nights for all U.S. travelers.
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997
- ▶ Travelers to historic and cultural sites are more likely to shop as part of their trip (45% as compared to 33%).
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997
- ▶ Travelers to historic and cultural sites are more than twice as likely to take a group tour than the average U.S. traveler (7% compared to 3%).
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997
- ▶ Compared to other U.S. travelers, those who include historic sites and cultural events have higher household incomes, completed college, and are married managers or professionals.
Source: Travel Industry Association, National Travel Survey, 1998
- ▶ June, July, and August are the most popular months for cultural and historic travel.
Source: Travel Industry Association's Profile of Travelers Who Participate in Historic and Cultural Activities, 1997

- The top three activities participated in by U.S. resident travelers in 1995 were shopping (33%) outdoor activities (18%) and visiting museums or historical sites (16%).

Source: Tourism Work for America Council, 1997

- According to the National Tour Association, group tour travelers visiting the U.S. spent more than \$253 million on historic/cultural site admissions (including historic homes, sites, museums and exhibition) and more than \$205 million on cultural performance admissions (including tickets for theater, opera, and serious concerts).

Source: Tourism Work for America 1997 Report

- One in three overseas visitors engaged in both shopping and cultural or ethnic heritage tourism activities during their visit to the U.S.

In 1997, this represented 7,852,000 visitors.

Source: Shopping and Cultural/Heritage Tourism: Highlight of Findings from a Joint Research Project produced by U.S. Department of Commerce, Tourism Industries, and the Taubman Company; presented at Pow Wow, May 1998

- Sightseeing in cities and visiting historical places are increasingly the goals of today's travelers.

Source: Travel Weekly, August 24, 1995

- Nonprofit art organizations add more than \$2 billion annually to the California economy. 90% of the visitors at seven arts festivals said that the festival was very important (69.4%) or somewhat important (21.5%) in their decision to be in the area that day.

Source: The Arts: A Competitive Advantage for California

TOWN MEETING WORKSHOP

Visual Preference Survey Results

#	Resource		-2	-1	0	+1	+2
1.	Burbank School Park	◆	-	1	5	12	7
2.	Bank of Burbank	◆	11	5	3	4	3
3.	Burbank Grain Elevator	◆	8	10	4	2	1
4.	Whimp's	◆	2	10	9	-	2
5.	Anderson Farm Barn	◆	-	-	1	10	12
6.	Anderson Farmhouse	◆	-	-	-	8	15
7.	Black Horse Johnson Barn, Glenwood	◆	-	1	4	11	7
8.	Hoyer Farm	◆	-	-	4	12	7
9.	Komstad Church	◆	-	-	2	5	17
10.	Reverend Brown's Cabin	◆	2	3	5	7	6
11.	Lee Ranch	◆	1	8	8	4	2
12.	Dalesburg Lutheran Church	◆	2	1	3	5	12
13.	Garfield Hall	◆	5	5	5	6	2
14.	Spirit Mound	◆	1	-	6	10	6
15.	Country School on Bluff Road	◆	7	2	3	8	3
16.	Rice Farm	◆	4	5	6	7	3
17.	Pleasant Valley Lutheran Church	◆	-	1	6	10	6
18.	St. Patrick's Church, Wakonda	◆	-	-	1	6	16
19.	Wakonda Hotel	◆	-	4	8	10	1
20.	WPA Bath House, Wakonda	◆	2	2	7	10	2
21.	Downtown Wakonda	◆	3	8	10	2	-
22.	Lustron House, Wakonda	◆	7	5	7	4	-
23.	Wakonda Livery Stables	◆	7	3	10	2	1
24.	Taylor House, Meckling	◆	4	8	5	6	-

#	Resource		-2	-1	0	+1	+2
25.	Meckling Lumber Yard	◆	10	6	7	-	-
26.	Toby's	□	8	9	3	2	1
27.	Andre House	◆	-	3	5	6	10
28.	Callie Nissen Barn	◆⊗	4	7	8	2	2
29.	Lincoln School	◆⊗	-	4	6	8	6
30.	Bergen Lutheran Church	◆†	-	1	2	5	17
31.	Clay County Fairgrounds	□⊗	3	5	9	6	1
32.	Log School House	◆⊗	-	3	5	8	9
33.	Austin-Whittemore House	◆	-	-	-	5	18
34.	Clay County Courthouse	◆	-	-	4	11	8
35.	Power Plant, Vermillion	◆	3	6	6	7	1
36.	Clay County Park	⊗	1	1	4	9	9
37.	W. H. Over Museum	□⊗	3	3	5	6	6
38.	Dakota Dome	□⊗	7	3	3	4	6
39.	Star Prairie School	◆⊗	3	5	4	7	4
40.	Shrine to Music	◆⊗	-	-	2	4	18
41.	Cherry Street/Dakota Intersection	□	14	7	3	1	-
42.	Downtown Vermillion	◆	-	-	3	16	7
43.	Carnegie Library	◆	-	-	-	14	11
44.	Arts Council	◆	-	-	1	10	14
45.	Congregational Church	◆†	-	-	1	6	18
46.	President's House	◆⊗	-	-	1	5	19
47.	Old Main	◆⊗	-	-	-	2	23
48.	East Hall	◆⊗	-	-	-	13	12
49.	Forest Avenue Historic Neighborhood	◆	-	-	5	12	8
50.	WPA Band Shell, Prentis Park	◆	1	3	7	7	7
51.	Bike Path at Cotton Park	⊗	1	3	9	9	3

#	Resource		-2	-1	0	+1	+2
52.	Vermillion River Valley	⊗	2	6	8	5	3
53.	New Vermillion High School	□⊗	13	4	6	1	-
54.	Fairview School, east of Vermillion	◆⊗	2	1	8	8	6
55.	Bruyer School	◆⊗	2	8	7	4	3

◆ Historic Resource

⊗ Environmental Resource

□ Contemporary Resource

† Churches

⊗ Schools

◆ University of South Dakota

⊗ Farms/Agriculture

Visual Preference Survey, Distribution of Results

Highest ranked + responses

Scores developed by adding +1 and +2 responses

25	East Hall	◆⊗
	Carnegie Library	◆
24	Arts Council	◆
	Congregational Church	◆†
	President's House	◆⊗
	Old Main	◆⊗
23	Anderson Farmhouse	◆⊗
	Austin-Whittemore House	◆
	Downtown Vermillion	◆
22	Anderson Farm Barn	◆⊗
	Komstad Church	◆†
	Saint Patrick's Church	◆†
	Bergen Lutheran Church	◆†
	Shrine to Music	◆⊗

Lowest ranked - responses

Scores developed by adding -1 and -2 responses

21	Intersection of Cherry Street & Dakota	□
18	Burbank Grain Elevator	◆⊗
17	Toby's	□
	New Vermillion High School	□⊗
16	Bank of Burbank	◆
	Meckling Lumber Yard	◆

Flat responses

Scores evenly distributed from -2 to +2.

Indications: Contentious image, or positive and negative elements within same image

Star Prairie School	◆◀
Garfield Hall	◆
Country School on Bluff Road	◆◀
Rice Farm	◆⊗
Clay County Fairgrounds	◻⊗
Power Plant	◆
Dakota Dome	◻◀
Vermillion River & Bike Path	✿

Highest neutral responses

Majority of responses at neutral, or +1 and -1

10	Downtown Wakonda	◆
	Wakonda Livery Stables	◆⊗
9	Whimp's	◆
	Bike Path at Cotton Park	✿

Participants

Carolyn Carlson
F. Arlene DeVany
Tom Gasque
Kevin Jacobson
Jean Larsen
Buffy Main
Ted Muenster
Frank Orr
Joy Sears

Dan Christopherson
Cleo Erickson
Amond Hanson
Ron Johnson
Delmar Lynch
Steve Miller
Jack Noble
Carol Sanderson
Frank Slagle
Larry Smith

Gloria Christopherson
John Fremstad
Ron Hesla
Marion Kryger
Sylvia Lynch
Karen Muenster
Phyllis Noble
Lynda Schwan
Betty Smith

Mapping Exercises

Good/Bad Map Results

Good & Bad

✓Fertilizer Plant

Lower Vermillion's aesthetics questionable, but outstanding opportunity for quality improvement

Golf course inflates property values and errant golf balls are nuisance, but a good draw for retirees and others

Good

Transportation & Enhancements

(Gateways/Landscaping)

✓✓Proposed Missouri River Bridge doubles commercial markets and improves Highway 19

✓Vermillion River bike and foot paths

✓Landscaping, buildings with green space
Greenfield and University roads are scenic and cycling friendly

Wakonda Pit

Rivers

✓Missouri River retains natural state

✓Vermillion River

Economic Development

Agriculture

✓✓Buffalo Run Winery, tourism asset

✓Best farmland in South Dakota, Section 13-52-92: "Little Iowa"

Heritage Tourism

✓✓Restored historic structures particularly ✓Old Main and old High School

✓✓Spirit Mound Park development
Lewis & Clark Trail

Shrine to Music

W. H. Over Museum

Austin-Whittemore House

Burbank School Park

Beautiful old churches, country schools, farmstead buildings

Dinner theatre in Garfield Hall

Other Solid waste facility north of Vermillion

Sprawl

Spacing between communities

University of South Dakota (USD)

✓✓Cultural and employment opportunities

✓Dakota Dome (New HVAC)

Shakespeare garden

New lighting on campus

Many other improvements

Commercial

✓Toby's

Whimp's

Wakonda's Christmas lighting

Other

Infrastructure

✓Rural Water System

✓Clay Union Electric System

Community Services

✓Educational system

New High School addition

Hospital – senior care

Housing

New Fire Station with fitness center

Development of Prentiss Park to have concerts again

Other ✓People

Religious diversity

Bad

Transportation & Enhancements

(Gateways/Landscaping)

✓Auto orientation (changed the market)

✓Road conditions

✓Chip seal

Lack of parking on Clark Street

East Cherry Street gateway to Highway 19 is ugly

Rivers & Flooding

Flooding loses more money in one year than

Bridge will bring in a lifetime

Missouri Riverbank stabilization

Missouri River Basin environmental impact

\$10 million Clay Creek and Vermillion River

Watershed development on hold for 50 years

Economic Development

Agriculture

Loss of farms

Vacant agricultural buildings

Heritage Tourism

Spirit Mound Peak needs landscaping

Property taxes rise when people
repair aging homes

Alfalfa Plant

Furniture House

Other Cement Plant

Lack of venture capital for new
projects

Sprawl

✓ Cherry Street, ugly streetscape; tackier
than 41st Street in Sioux Falls

Lower Vermillion aesthetics

Unsightly sites along University road

USD Possible destruction of houses
around University to create parking

Other ✓ Housing

✓ Unsightly university rental house
on Dakota and across town

✓ Winter

Trailer court maintenance

Lack of [cultural] diversity

Ideal Map Results

Transportation & Enhancements (Gateways/Landscaping)

Extend Bike Paths along:

✓ Highway 19 from new bridge to
Spirit Mound

✓ River

Create gateways to Vermillion

Install "Welcome to Historic
Vermillion" signs

Echo Prentice Park brick columns
and wrought iron arches

Install street lighting for two miles
along both sides of Highway 50, east
and west

Cover concrete with cut stone
[Flood] light Spirit Mound

Landscaping

✓✓ Encourage tree planting and
maintenance along streets, alleys, and
countywide to develop green
canopies

✓✓ Line West Main and Bypass
with trees

Line Highway 50 from I-29 to
Vermillion with red maple and coffee
bean trees

Auto ✓ Construct overpass on 19/50

✓ Install turn lanes on all highways
Improve drainage to accommodate
tractors along roadways

Air Develop passenger air service

River & Flooding Concerns

Clean up Vermillion River; dredge
and clean-up shores

Restore Vermillion River and Turkey
Creek Watershed

Return Missouri to natural state from
Ponca

Stabilize river banks

Zone land along river

Develop more Missouri Riverfront
parks

Develop and interpret scenic River
Drive

Dam Vermillion River for
recreational lake; stock with trout;
develop lakeside property

Economic Development

Agriculture

✓ Increase the price of corn/bushel

Preserve farmland

Restore barns

Heritage Tourism

✓✓✓ Interpret, promote, and
celebrate historic sites (cemeteries,
old armory, and others)

✓ Create community centers in
country schools

✓ Restore and reuse Garfield Hall

Develop riverside park; interpret
Lewis & Clark

[Flood] Light Spirit Mound; install Flag

Install Historic Vermillion signs
Install new roof and stabilize foundation of Burbank School

Other New resort or National Park on Goat or Jake's Island

USD

Complete Capital Improvements Plan

Expand Medical School

Build Business School in historic architectural style

Administration

✓ Repeal or lower property tax

Zone Cherry Street for mixed-use: commercial with and upper floor residential to create 24-hour community and reduce off-campus housing pressure

Commercial

Redevelop downtown:

✓✓✓ Vermillion

✓ Wakonda

✓ Burbank

Recruit and support additional lodging venue:

Near proposed Garfield Hall dinner theatre

Hyatt Regency Convention center in Vermillion

Replace CorTrust Bank with stately downtown hotel with big pillars and veranda

Dining options:

✓ Recruit and support good restaurants, like Minerva's and sushi options

Install Kosher Deli at Westerville
HyVee

Other

✓✓✓ Comprehensive fiber optics for entire county

✓ Public Officials and USD President care and exercise effective leadership

Housing:

No trailers

Restore and improve student

housing

Fund capital improvements for Wakonda

Action Map

Transportation & Enhancements (Gateways/Landscaping)

Address public transportation needs created by aging population

Extend Bike Paths

✓ Complete bike path from Missouri River Bridge along Highway 10 to Spirit Mound

Extend Vermillion River bike path to downtown and winery

Create Gateways

Develop gateways into Vermillion with landscaping, lighting, signage
Echo Prentiss Park brick columns and wrought iron arches

Landscaping

✓✓✓ Plant tree canopies across county with county leadership, conservation district, and voluntary organizations

✓ Along Cherry Street (and beautify it in other ways)

Auto Meter streets for downtown parking

Rivers & Flooding

Control flooding in next 10 years as upper reaches of Vermillion River are improved
Clean-up Vermillion River to decrease flooding

Improve access to Vermillion and Missouri Rivers

Economic Development

Agriculture

Develop value-added agriculture

Heritage Tourism

✓ Develop Spirit Mound Park with visitor facilities

✓ Produce guide to Clay County sights; provide Clay County tours and farm tours

Develop and present Lewis and Clark

pageant, involve USD theatre and people of all ages
 Capitalize on Lewis & Clark in specialty shop marketing
 Increase promotion of Shrine to Music as visitor attraction
 Expand historic districts
 Promote restoration along Clark Street and University Street
 Mobilize volunteer help to restore buildings

Downtown Development

✓ Establish downtown development plan that embraces historic buildings
 Establish low-interest loan fund to support:

Restoration of downtown Vermillion, and
 Entrepreneurs developing downtown businesses

List downtown Vermillion on the National Register of Historic Places, then apply for Deadwood preservation funds
 Create park with Main Street mural: include shade, fountain, garden, and benches

Other

Create jobs
 Support fertilizer plant
 Encourage and support Polaris expansion
 Recruit another clean industry

Sprawl

✓✓✓ Continue to plant trees on Cherry Street (to Dakota) and beautify it in other ways

✓ Create a comprehensive plan supplement for lower Vermillion; prevent sprawl; create a pleasing gateway from new bridge

USD Completion of Capital Improvements Plan for the University

Administration

✓✓ Address attitudes and issues of old leadership

Encourage townships to become more active
 Provide county planner for communities and supervise student intern teams

Zone Cherry Street for mixed-use: commercial with and upper floor residential to create 24-hour community and reduce off-campus housing pressure

Dedicate portion of liquor license fees for downtown improvements

Ensure new developments conform to code (Burbank housing project too big)

Commercial

Capitalize on Lewis & Clark in specialty shop marketing

Recruit and support additional stately lodging venue for downtown Vermillion

Other

✓ Comprehensive fiber optics for entire county

Christopher J. Duerksen & Richard J. Roddewig

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The courts have laid out a number of general principles that should be kept in mind by those wishing to understand the law of takings:

- ▶ No one has an absolute right to use his land in a way that may harm the public health or welfare, or that damages the quality of life of neighboring landowners, or of the community as a whole.
- ▶ Historical precedent and recent case law make clear that reasonable land use and environmental regulations will have little trouble withstanding constitutional scrutiny in the vast majority of cases. Only in rare instances will such regulations be deemed so onerous as to effect a "taking" under the Fifth Amendment to the U.S. Constitution, that holds that private property shall not be taken for public use without just compensation.
- ▶ Courts have outlined several broad factors to be considered on a case-by-case basis in determining if a taking has occurred, including: the economic impact of the regulation on the property owner; the public purpose for that the regulation was adopted; and the character of the government action. Generally, a regulation will be upheld if it (1) furthers a valid public purpose; and (2) leaves a property owner with some viable economic use of the property.
- ▶ Property owners have a right to a reasonable return or use of their land, but the U.S. Constitution does not

guarantee the most profitable use.

- ▶ Courts have upheld a wide variety of purposes as valid reasons for enacting environmental and land use regulations – including pollution prevention, resource protection, historic preservation, design controls, and scenic view protection.
- ▶ Communities can legitimately insist that development pay its own way. Land dedications or mandatory exactions are valid, assuming that they are adopted to respond to the demands created by the project.
- ▶ Before a landowner or developer can bring a lawsuit to claim a taking, a development plan must be submitted for review and all administrative avenues of relief must be exhausted.
- ▶ The focus of the takings inquiry continues to be on the *entire* property interest. A severe adverse impact of a regulation on one portion of the property or ownership interest will not amount to a taking if the property as a whole continues to have a reasonable economic use.
- ▶ On the rare occasion that a taking is found to have occurred, the community does not have to buy the entire property. Damages are payable only for a temporary taking for the period in that the regulations were in effect. Generally, the measure of damages will take into account the difference in value of the property without the offending regulations in place and with them, an appropriate interest rate to be applied for the temporary loss of

value, and the length of time the regulations were in effect.

- As part of legislation, lawmakers should include an administrative process that allows those who administer the law to consider the specific effect of the law on an

individual landowner, and – consistent with the interest of the public being protected – afford and administrative relief process for undue economic hardship.

K

CLAY COUNTY CENTURY FARMS

Last Name	First Name	Year Honored
Abild Westre Abild	Richard J. Bernice Vernon	1987
Anderson	Russell	1984
Anderson	Warren E. & Joanne J.	1984
Andre	Margaret	1985
Artz	Delia	1984
Beatty	Wallace H.	1984
Beatty	Wayne	1984
Benson	Darrel K.	1985
Bjordal	Allan & Lorraine	1985
Bylandar	Dan	1984
Carlson	Roscoe C.	1984
Christensen	Thomas & Barbara	1984
Cusick	Lawrence	1984
Dahlin	Royce & Betty	1992
Danielson	Glen & Catherine	1987
Davis	Gary D.	1984
DeVany	Mrs. F. Arlene	1985
Devine	Geraldine A.	1987
Devine	Thomas J.	1987
Fargo	William L.	1999
Frier	Dorothy	1984
Groom	Ruth E.	1986
Hansen	Mary E.	1986
Hansen	Paul	2001

Last Name	First Name	Year Honored
Haver	John & Jill	1985
Hedeen	Leonard A.	1993
Heidebrecht	Larry & Carrol	1991
Iverson	Melvin & Ruth	1987
Iverson	Theresa & Beatrice	1985
Jensen	Gordon & Nadine	1984
Jensen	Willard L.	1984
Johnson	John & Mary	1991
Johnson	Rodney F. & Evelyn	1984
Johnson	Virginia Soderman	1991
Knutson	Stella J.	1985
Knutson	Thomas, Lowell & Betty	1986
Koenigs	Raymond	1985
Kuhler	Warren G.	1984
Larsen	Dean	1985
Larsen	Dean	1987
Larsen	Melville	1991
Leikvold	Carlton E.	1985
Lind	Sterling & Grace J.	1986
Manning	Isidore & Coletta	1993
Melby (Hvistendahl)	Lucille	1984
Morrison	William D.	1984
Norine	Sydney	1984
Norton Snorteland	Ralph & Jack Ida Marie	1986
Olson	Doris L.	1998
Olson	Mrs. Edward & Nicole	1987

Last Name	First Name	Year Honored
Olson	Ernest & Marvin	1984
Olson	Erlan	1984
Ostrem	Bertha	1985
Ostrem	Arnold	1984
Oursland	George C.	1985
Oursland	Regina	1985
Peterson	Franklin	1984
Peterson	Inez C.	1991
Peterson	Norma	1995
Peterson	Orin	1986
Rairley	Irene	1996
Simons	Ruth A.	1988-89
Smith	Madeline D.	1998
Sternquist	Orland & Harriet	1984
Sundstrom	O. Gordon	1988-89
Twedt	Mr. & Mrs. Glenn M.	1988-89
Ufford	Aldna	1985
Weeks	Martin	2001
Wilbert	Amy	1985
Williams	R. Deane & Eleanor	1995

How to use this Inventory

This inventory only contains National Register of Historic Places (NRHP) sites, for the most part. An inventory list of sites surveyed for their historic value but not nominated/selected for NRHP designation is maintained by the Clay County Historic Preservation Commission (CCHPC). Contact the CCHPC for additional information about this second list.

The NRHP inventory information is organized into five sections:

- ▶ Forest Avenue Historic District, Vermillion,
- ▶ Vermillion Historic District, Vermillion,
- ▶ Downtown Vermillion Historic District, Vermillion,
- ▶ Vermillion's Individually Listed Properties, and
- ▶ Rural Clay County Listed Properties.

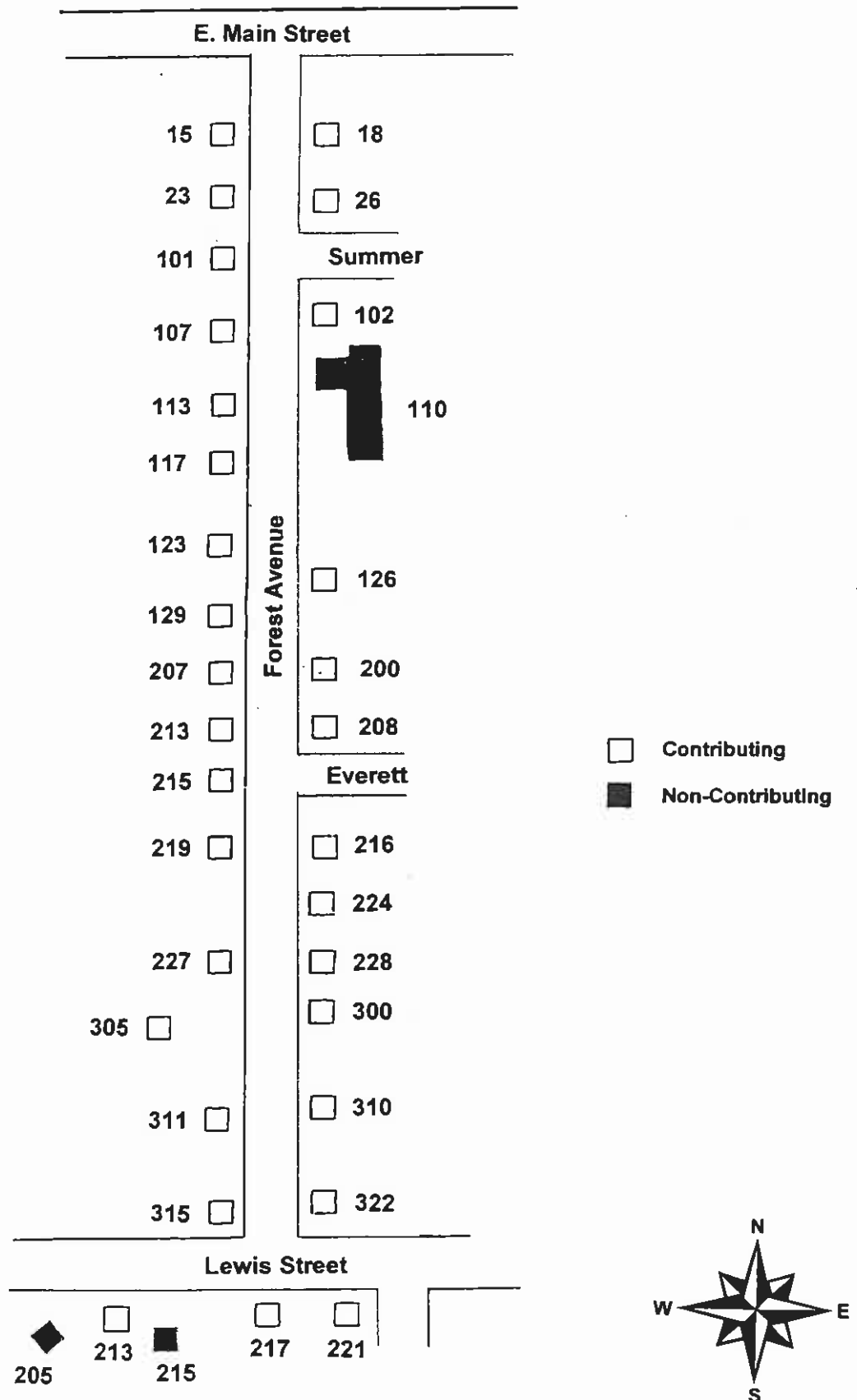
Each of the above sections include the following:

- ▶ Area location map,
- ▶ Inventory list, and
- ▶ Photographs of the properties.

The NRHP inventory lists are further organized by township, property name/address, approximate year the structure(s) on the property was built, and date the property was enrolled on the National Register of Historic Places.

Historical research is based on the overall quality of written records. This inventory is based upon the comprehensive South Dakota State Historic Preservation Office's current resources for Clay County. Readers with verifiable information or who observe a transcription error are encouraged to contact the CCHPC to enable the records to be as complete as possible.

FOREST AVENUE HISTORIC DISTRICT, VERMILLION



CLAY COUNTY NATIONAL REGISTER OF HISTORIC PLACES SITES

FOREST AVENUE HISTORIC DISTRICT

TOWNSHIP	ADDRESS	YEAR BUILT	NRHP DATE
Vermillion	15 Forest Avenue, Vermillion, SD	1881	10/18/1979
Vermillion	18 Forest Avenue, Vermillion, SD	1905	10/18/1979
Vermillion	23 Forest Avenue, Vermillion, SD	1896	10/18/1979
Vermillion	26 Forest Avenue, Vermillion, SD	1909	10/18/1979
Vermillion	101 Forest Avenue, Vermillion, SD	1918	10/18/1979
Vermillion	102 Forest Avenue, Vermillion, SD	1881	10/18/1979
Vermillion	107 Forest Avenue, Vermillion, SD	1910	10/18/1979
Vermillion	110 Forest Avenue, Vermillion, SD	NA	10/18/1979
Vermillion	113 Forest Avenue, Vermillion, SD	1886	10/18/1979
Vermillion	117 Forest Avenue, Vermillion, SD	1910	10/18/1979
Vermillion	123 Forest Avenue, Vermillion, SD	1902	10/18/1979
Vermillion	126 Forest Avenue, Vermillion, SD	1883	10/18/1979
Vermillion	129 Forest Avenue, Vermillion, SD	1900s	10/18/1979
Vermillion	200 Forest Avenue, Vermillion, SD	1893	10/18/1979
Vermillion	207 Forest Avenue, Vermillion, SD	1885	10/18/1979
Vermillion	208 Forest Avenue, Vermillion, SD	1899	10/18/1979
Vermillion	213 Forest Avenue, Vermillion, SD	1918	10/18/1979
Vermillion	215 Forest Avenue, Vermillion, SD	1900	10/18/1979
Vermillion	216 Forest Avenue, Vermillion, SD	1920s	10/18/1979
Vermillion	219 Forest Avenue, Vermillion, SD	1903	10/18/1979
Vermillion	224 Forest Avenue, Vermillion, SD	1920	10/18/1979
Vermillion	227 Forest Avenue, Vermillion, SD	1891	10/18/1979
Vermillion	228 Forest Avenue, Vermillion, SD	1918	10/18/1979
Vermillion	300 Forest Avenue, Vermillion, SD	1891	10/18/1979
Vermillion	305 Forest Avenue, Vermillion, SD	1873	10/18/1979
Vermillion	310 Forest Avenue, Vermillion, SD	1917	10/18/1979
Vermillion	311 Forest Avenue, Vermillion, SD	1910	10/18/1979
Vermillion	315 Forest Avenue, Vermillion, SD	1935	10/18/1979
Vermillion	322 Forest Avenue, Vermillion, SD	1916	10/18/1979
Vermillion	205 Lewis Street, Vermillion, SD	NA	10/18/1979
Vermillion	213 Lewis Street, Vermillion, SD	1911	10/18/1979
Vermillion	215 Lewis Street, Vermillion, SD	NA	10/18/1979
Vermillion	217 Lewis Street, Vermillion, SD	1937	10/18/1979
Vermillion	221 Lewis Street, Vermillion, SD	1950	10/18/1979

