

1922 Pennington County Courthouse Historic Preservation Plan



Pennington County Commission

Brenda Young, Chairman

Nancy Trautman, Vice-Chairman

Ethan Schmidt

James Kjerstad

Gale Holbrook

Consultants

Kenneth L. Anderson, FourFront Design, Inc.

R. Fred Thurston, AIA, FourFront Design, Inc.

Michelle Dennis, Architectural Historian



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1922 Pennington County Courthouse Historic Preservation Plan Steering Committee

Commissioner Nancy Trautman
Commissioner Gale Holbrook
Hon. Jeff Davis, Seventh Circuit Court
Jean Kessloff, Author and Member Rapid City Historic Preservation Commission
Reid Riner, Director of the Minnilusa Historical Association
Mike Peterson, Director of Pennington County Buildings & Grounds
Mike Kuhl, Construction Project Manager, Pennington County Buildings & Grounds

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Table of Contents

1) Introduction	Page 1
a) Project Background	
b) Steering Committee	
c) Goals and Objectives	
d) National Register of Historic Places	
2) Contexts	Page 3
a) History	
b) Architecture	
i) Architect	
ii) Style	
iii) Character-Defining Features	
c) Function	
i) Innovations	
ii) Materials and Finishes	
3) Condition Survey and Assessment	Page 10
a) Condition vs. Integrity	
b) Assessment of Courthouse Exterior	
c) Assessment of Courthouse Interior	
i) First Floor	
ii) Second Floor	
iii) Third Floor	
iv) Fourth Floor	
v) Building Systems	
4) Preservation Plan	Page 36
a) Preservation Principles	
b) Concentration of Preservation Efforts	
c) Preservation Recommendations	
d) Restoration Recommendations	
e) Rehabilitation Recommendations	
5) Implementation	Page 50
a) Integration with Facility Master Plan	
b) Phased Implementation	
c) Guidelines for Areas of Secondary Preservation Concentration	
d) Public Awareness	
6) Appendices	Page 53

PENNINGTON COUNTY COURTHOUSE HISTORIC PRESERVATION PLAN

INTRODUCTION

Project Background

In the fall of 2007, the Pennington County Board of Commissioners began investigating options for potential funding sources to help offset the costs of repairs and restoration of the 1922 Courthouse.

The State of South Dakota Historic Preservation Office informed the Commission that to be considered for such funding from sources like the Deadwood Fund, they would need to have a preservation plan in place. It was recommended that the county contact the National Trust for Historic Preservation and apply for grants that would help pay for a preservation plan.

Grant Funding for the Historic Preservation Plan

The County then applied to the Peg Lamont and Johanna Favrot Funds in the spring of 2008, and received a grant from each one. To be utilized, each grant required a matching amount. The Board of Commissioners authorized the use of funds set aside for just such a purpose.

The county then selected FourFront Design Inc. to prepare this preservation plan, and formed a steering committee to provide direction.

Steering Committee

- Commissioner Nancy Trautman
- Commissioner Gale Holbrook
- Hon. Jeff Davis, Seventh Circuit Court
- Jean Kessloff, Author and Member Rapid City Historic Preservation Commission
- Reid Riner, Director of the Minnilusa Historical Association
- Mike Peterson, Director of Pennington County Buildings & Grounds
- Mike Kuhl, Construction Project Manager, Pennington County Buildings & Grounds

Goals of the Preservation Plan

The Steering Committee along with consultants Ken Anderson and Michelle Dennis sought to establish a set of goals for the study and implementation of the Historic Preservation Plan. These goals are the Committee's desired outcomes of the Plan:

1. Goal: To preserve and restore public areas of the 1922 Courthouse, including the exterior.
2. Goal: Utilize the Historic Preservation Plan as a component of the County's anticipated Facilities Master Plan.
 - a. Protect the historic fabric of the facility.
3. Goal: To create a set of guidelines for future treatment of the facility.
 - a. Form and internal design review committee to evaluate future rehabilitation.
4. Goal: Create public awareness of and for historic preservation at the Courthouse.
 - a. Recognize the design quality embodied in the original building.
 - b. Raise public awareness of the role of County Government in Pennington County history.
5. Goal: Create an opportunity for additional funding through grants.
 - a. Seek grant programs in which priority is given to public projects that demonstrate good preservation techniques.

National Register

The 1922 Pennington County Courthouse Building is listed on the *National Register of Historic Places*. Placement of the building on the register reflects its significance as a prominent historical feature of the Rapid City and Black Hills region. The Register is administered by the National Park Service. More information about the benefits and requirements of registration can be obtained by visiting the National Park Service website at www.nps.gov, or by contacting the South Dakota State Historic Preservation Officer.

CONTEXTS

The significance of the Pennington County Courthouse can be better understood when it is evaluated within its historic contexts. These contexts are historical patterns, trends, and themes, which provide meaning for historic properties.

As identified in the 1975 National Register nomination, the Courthouse is significant in relation to two contexts: (1) its place in the history of the county and local government and (2) its architecture.

HISTORY

Pennington County was formed in 1875 and officially organized on March 5, 1877. It was named for John L. Pennington, who was governor of Dakota Territory at that time. R.H. Vosberg, Edwin Loveland and M.M. Fuller were appointed by Pennington to serve as commissioners. In addition, F.P. Moulton was appointed as sheriff; E.C. Peters as probate judge and county treasurer; F.J. Washabaugh as district attorney; S.H. Coats as surveyor; J.R. Hanson as register of deeds; Leonard F. Bell as clerk of court; and J.R. Brennan as superintendent of public education.

The first County Commission meeting was held in Rapid City on April 19, 1877 and the next day, the commissioners agreed to move the county seat to the town of Sheridan, which was a more centralized and populated town (that town site now lies beneath Sheridan Lake). On May 9, 1877, the commissioners held their first meeting at Sheridan in a small log cabin where they met frequently over the following summer and fall. By November, however, Sheridan's population had dwindled to almost nothing and the commissioners voted to move the county seat back to Rapid City.

As a small and relatively new community, Rapid City, which was founded in 1876, had no official courthouse when the county seat was relocated in late 1877. The commissioners rented rooms on the second floor of a commercial building in town where they conducted business for the next few years. In January 1882, they made plans to construct a courthouse. The \$12,000 building was completed the following year on the site of what was called the Courthouse Square, the site of the county courthouse since that time. Rapid City was incorporated in October 1882 and its population at that time was just over 300.

County business was conducted in this courthouse until it was destroyed by fire on April 25, 1897. The construction of a new courthouse began soon thereafter when the insurance company hired Thomas Sweeney, Hugh McMahon and Mike Whealen as the builders. As the new courthouse neared completion, a fire destroyed the building on November 10, 1897. The debris was quickly cleared away and construction began again. By May 1898, construction was complete and the new courthouse was open for business. This courthouse was used until January 1922.

In 1921, the Pennington County commissioners decided it was time for a new courthouse and jail. They hired W.E. Hulse, an architect from Hutchinson, Kansas, to design the new buildings and they authorized a bond sale of \$500,000, the largest bond issue ever in county or Rapid City history. In August, the commissioners accepted the bid by A. Sugarman of Des Moines at \$415,000 (the Sugarman construction company had recently completed construction of the original Corn Palace in Mitchell). The W.D. Reed Construction Company of Kansas City, Missouri was awarded the plumbing contract for \$42,850 and Castle Electric Company of Sioux City, Iowa was awarded the electrical contract for \$14,965. J.C. Ewing served as the supervising architect and Robert Wartnaby served as the superintendent of construction. The new courthouse was to be located directly north of the existing courthouse; the new jail would be located immediately east of the existing courthouse.

In January 1922, the city's fire marshal officially condemned the existing courthouse and ordered it demolished immediately. The north wall of the building had been compromised by the excavation of the site for the new courthouse. All of the county's offices moved to the Business College on St. Joseph Street, where they conducted business for the next two years.

On June 5, 1922, the cornerstone for the new courthouse was laid. H.R. Whorton (of Huron), the Grand Master of the Masonic Grand Lodge of the State of South Dakota presided over the ceremony. The Rapid City Daily Journal published the list of items deposited into a box to be concealed in the cornerstone. Those items included a photo of the Pennington County Courthouse at Sheridan; a card of historical facts written by Henry Behrens; a copy of the Rapid City Daily Journal published on June 4, 1922; a list of officers and employees of the Duhamel Company in Rapid City; a list of the personnel of the Rapid City military band (who performed at the ceremony); the names of the County Commissioners; a keystone of Archie McCurdy dated 1873; a copy of the special edition of the Rapid City Daily Journal dated July 14, 1921; a memorial of the Pennington County Bar Association; a business card from the Booth Hotel in Custer printed by J.B. Gossage in 1877; a list of the Grand Lodge officers; and several "minor coins."

Construction continued through the year. In December 1922, the County Commission accepted a bid by the Monroe Benbrook Company of Chicago to furnish the moveable equipment and fixtures in the new courthouse for \$49,820. T.N. Arneson of the Independent Bindery of Rapid City served as the local representative of Benbrook. The commissioners also accepted a bid by the Pauley Jail Company of St. Louise to furnish the new jail cells for \$14,780.

Work continued into 1923. The new jail was ready for occupancy in the spring. In addition to serving as the jail and new sheriff's office, it also housed the heating plant for the new courthouse.

Work on the grounds began in September; the Jensen Paving Company had the contract for the installation of sidewalks, steps, parking and driveways. By the end of

October, all of the heating, plumbing and electrical systems were installed and the furniture was in place. Over 70% of the marble on the interior was complete, but the construction crew was awaiting a final shipment from the Chicago Art Marble Company before the work could be completed. That shipment did not arrive until the end of November. By that time, the Atchinson Revolving Door Company from Atchison, Kansas had installed the revolving door at the front of the building, as well as the bronze doors at the front and back of the courthouse. The marble work was finally completed by mid-December after which the bronze grilles were installed. As clean-up continued, records and equipment were moved back into the building from the temporary quarters and by the first week of January 1924, personnel had moved into the building and the offices were open for business.

This courthouse is the fourth Pennington County Courthouse, the third on this Courthouse Square site. In the end, the final costs for the construction of the courthouse and the jail totaled \$636,403.35. It was designed to serve the people for generations to come, and it has indeed served as the center of the county government for over 80 years.

ARCHITECTURE

The Pennington County Courthouse is architecturally significant in three ways – its architect, its architectural style, and its functional design as a courthouse.

Architect

The Pennington County Courthouse is the only courthouse in South Dakota designed by William Earl (W.E.) Hulse (1882-1943), an architect from Hutchinson, Kansas, and is one of only two buildings in the state known to be designed by him (the other was the Meckling School).

Hulse had a successful career as an architect throughout the Midwest where he specialized in the design of public and commercial buildings and was responsible for the design of several courthouses in Kansas, Nebraska and Missouri. He was noted for his Neo-Classical and Beaux Arts designs.

Hulse studied Civil Engineering at the University of Missouri from 1898 to 1901. Prior to establishing himself as a private architect, Hulse worked as a civil engineer for the Holly & Swank Railway company and the Santa Fe Liberal & Englewood Railway company. It is likely that he designed depots and railroad-related structures while in their employ.

After establishing his architectural practice, Hulse became the president of two companies - the W.E. Hulse Co., Architects, and of the Engineering Investment Company, both headquarters in Hutchinson. He was also an officer in the Fifth Avenue

Building Corporation and in the Stamey Hotel Company, businesses that contributed to his success as an architect. In addition to his offices in Hutchinson, Hulse also had architectural offices in Des Moines and Sioux City, Iowa.

Style

Architectural styles classify buildings in terms of influence of shapes, materials, detailing, and period of construction. American architecture reflects a chronological progression of styles as well as an application of certain styles to certain building types. Classifying buildings stylistically provides a framework for understanding their significance in history.

The first Pennington County Courthouse (in Sheridan) was a small, one-story log cabin. It was vernacular rather than “styled” and represented the folk tradition of building simple utilitarian buildings with locally available materials of the period. The second courthouse (the first courthouse in Rapid City) was a much more imposing building, one more fitting for a county seat. It was a three-story, Second Empire style building with a large corner tower. It was sited on the center of the Courthouse Square surrounded by a grove of silver maple trees. The third courthouse (the second on the Courthouse Square) was a two-and-one-half story building that was eclectic in design, incorporating elements popular during that Victorian era.

The current courthouse, the fourth for the county and the third on this site, is an excellent example of Beaux Arts design. It is one of only two Beaux Arts buildings in Rapid City and is one of only a handful of Beaux Arts courthouses in the state of South Dakota.



Photo taken in 1924 after completion

Character-Defining Features

The Beaux Arts style of architecture was popularized in America between 1885 and 1920 by the architects who had studied at the Ecole des Beaux-Arts in Paris. The style was based on classical precedents elaborated by decorative detailing and it stressed the working plan of a building and its formal spatial relationships with other buildings. Consequently this style was one favored for large buildings such as libraries, railroad stations, museums, city halls and courthouses.

There are several features that typify the Beaux Arts style. These include:

- symmetrical facades
- paired columns and pilasters with Ionic capitals
- masonry walls of large blocks of light-colored stone (often limestone)
- flat or low-pitched roofs accentuated by roof-line balustrades
- cornice lines accented with dentils and modillions
- rounded arch windows with detailed crowns, keystones and/or surrounds

In the case of the Pennington County Courthouse, all of these elements are present. In addition, the public portions of the interior space also utilizes classical elements typical of this style, including columns and pilasters topped with Corinthian capitals, coved ceilings, dentil molding, detailed cornices, and materials such as decorative plasterwork, bronze grillework, and marble finishes.

Function

The Pennington County Courthouse is also significant for its functional design.

Innovations

Typically, county courthouses were designed to accommodate the day-to-day administrative and judicial activities associated with the county. This design usually included a variety of offices, courtroom(s), judges' chambers and jury rooms, and record storage areas. It was common to have the public spaces, office fronts, and courtrooms on the first floors accessed via public lobbies. Private offices and record storage was usually relegated to the upper floor(s).

The Pennington County Courthouse was designed to include these spaces but with two notable differences. Hulse incorporated two new design elements into this courthouse that he had not used before in an attempt at a "new way of doing business." The first new element was what he called a "banking-front arrangement" of offices on the second floor. This involved two "layers" of offices – the public fronts arranged around the central rotunda with private offices located directly behind the public offices. The public fronts included windows and counters at which the public could conduct their business.

The private offices were where staff could manage record-keeping and administrative tasks. This type of spatial arrangement replaced the double-loaded corridor type of office layout typical of earlier courthouse design.

The second new element introduced by Hulse was the location of the courtroom on the third floor. He felt that this space should be removed from the noise of the administrative offices and it should be situated in a well-ventilated and well-lit space. Moving the courtroom from the typical first floor location allowed for these advancements. In the case of the Pennington County Courthouse, the courtroom was located in the center of the third floor and was lit by a full skylight over the room. Judge and jury rooms were located behind the courtroom (to the south and west), a public corridor surrounded the courtroom on the north and portions of the east and west side, and restrooms and small offices were located off this corridor.

In addition to these innovations, Hulse included elements in his design that made this courthouse truly modern in every way. A Vapor Steam Heat System was installed (by Johnson Service of Sioux City); the heating plant was located in the new jail and steam heat was piped throughout the courthouse. This system included automatic temperature control. Three electric motors controlled the ventilation system and electric fans were installed throughout the building. There were two industrial vacuums located in the basement; outlets to these vacuums were located throughout the courthouse providing one of the most modern technologies available in building maintenance and cleaning. A system of direct-feed water fountains was located in the building; the tank, which supplied the water, was located on the roof and was filled with fresh ice and water daily. There were 27 electric clocks throughout the building; all were controlled by a master clock in the Farmers' Assembly room. A double-faced clock set in limestone was mounted over the front (north) door so that persons inside the courthouse, as well as those outside, could easily see the time. Two penthouse apartments were built on the roof. One was intended to house county commissioners from out-of-town while they were in town on business; the other was built as a space to house sequestered juries.

Materials & Finishes

The new courthouse was designed to be “fireproof” – an important consideration given the demise of two prior courthouses on this site. Structurally, the building consists of steel beams (from Bethlehem Steel Company in Pittsburgh) and reinforced concrete. Non-structural interior walls are primarily hollow clay tile and concrete. Most of the interior finishes are metal, stone, and plaster. The exterior walls are Bedford limestone from Indiana.

Hulse's plans for the building specified all the fixtures and furnishings. The exterior light fixtures, for example, were to be the No.213 design from the Smyser-Royer Company of Philadelphia and “all grilles in window stools [were] to be of Tuttle & Bailey design No. 85.” His plans included details for desks (typing, roll top, and flat top), tables, bookcases and tables, many of which he specified to be made of steel. All wood furniture in the building was constructed of birch with a mahogany finish. The wooden

courtroom benches were to be of two lengths – the two located in the front row were each 14-foot long; the remainder were 16-feet in length. He also detailed the design for the judge’s bench and courtroom rails, as well as the judge’s chair, the stenographer’s chair, the “jury” chairs, the assembly room chairs, arm chairs, witness chairs, desk chairs, benches, stools, coat racks, directory board, waste baskets, and cuspidors.

The original plans call for two large paintings – one to hang on each side of the front door. These paintings were created by Charles Holloway of the Andrews Decorating Company of Chicago and Clinton, Iowa. The oil-on-canvas paintings, named “Panning for Gold” and “Ox Drawn Wagons,” each measure 118-5/8 inches by 172 inches and were painted at his studio and transported to Rapid City for installation at the courthouse. Holloway was a respected artist, having traveled widely and have taught at Washington University in St. Louis. In 1900, he received a gold medal for his stained-glass and hand-painted decorations at the Paris Exposition; examples of his work remain in the collection of the Museum of Decorative Arts in Paris. Holloway also painted three murals in the South Dakota State Capitol in Pierre.



Example of benches originally built for the courtroom.

CONDITION SURVEY AND ASSESSMENT

During the fall of 2008, a condition assessment and survey was conducted. This portion of the project consisted of documenting the building as it stands today and evaluating the building's integrity and condition.

CONDITION VS. INTEGRITY

Condition and integrity are often discussed as though they are synonyms. They are not the same thing, although the assessment of each may be applied to the same elements in a historic survey.

Integrity is "the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period." Historic integrity is usually evaluated by looking at seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Condition, on the other hand, is the current state of repair of the property or of individual elements of the property.

Generally speaking, the Pennington County Courthouse has a relatively high degree of integrity overall and it is in relatively good condition. It retains full integrity in the areas of location (it has not been moved) and association (it still serves as the county courthouse). Its integrity has been slightly compromised in the areas of setting and feeling as it no longer is the only major building occupying courthouse square site. The large annex addition, the construction of the new justice center and parking structure, and the addition to the 1923 jail serve to compromise the setting and feeling originally associated with this courthouse. The areas of design, materials and workmanship, as well as an assessment of current conditions, are evaluated below.

ASSESSMENT OF COURTHOUSE EXTERIOR

Integrity

The Pennington County Courthouse exterior retains a high degree of historic integrity concerning design, materials, and workmanship with three major exceptions. First, the windows have been replaced. The original cast iron windows were replaced with extruded aluminum and reflective glass windows in the early 1970s. The original window openings, however, are intact. Second, an elevator and entrance to the basement addition were added to the rear elevation in the mid-1960s (the building was constructed with only a partial basement; excavation work in 1965 resulted in the construction of a full basement; a new elevator was constructed when the original one was no longer satisfactory to meet the needs in the building). Third, a large annex was added to the east end of the building in 1990 resulting in only a small portion of the

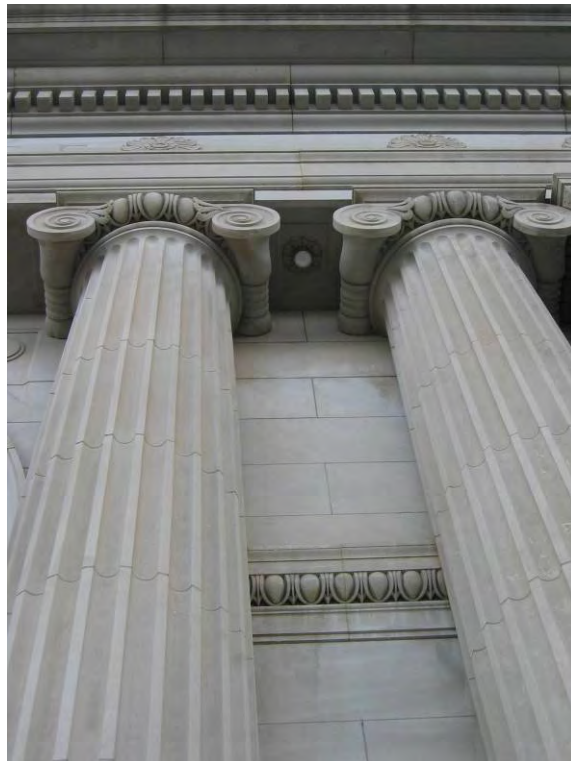
original east elevation being intact. The addition was built in a sensitive manner, however, matching the size and scale of the original courthouse, matching the cornice lines, and using modernized versions of some of the design elements to tie the annex visually to the original building. This addition re-oriented the sequence of arrival and departure of the Courthouse, moving the primary entrance of the facility to an interior transition on the east side through new a main entrance on the South side of the addition. Each of the three publically utilized floors of the 1920 Courthouse are served from an elevator in the addition, and short hallways have been created in the Courthouse to provide access to each level of the addition.

Minor alterations include the replacement of the original bronze doors (front and back) with modern aluminum security doors; the removal of the double-faced clock which sat above the front entry, and the replacement of the original steps leading from the street to the sidewalk level and from the sidewalk to the entrance level. The north door no longer serves as the public entrance, which is now located on the south side of the annex.

The original Beaux Arts design elements are intact, as is the workmanship. The paired, fluted columns with their Ionic capitals, the rounded arch window openings with their keystones, the cornice with egg-and-dart moldings on the lower edge and dentil moldings on the upper edge, the roof-line balustrade, the rosettes along the cornice and surrounding the door, and the original light poles and sconces all appear as they were built in 1922-1923. The original materials are also intact with the exception of the replacement windows and doors and the addition on the east end.



Photo taken in September 2008



Detail of paired columns with Ionic capitals; egg-and-dart and dentil details



Detail of rounded arch window with keystone and egg-and-dart detail at the arch spring line



Detail of stone rosette



Detail of bronze transom over front entrance



Original light post on front (north) side of building



Cornerstone



Rear (south) entrance with Beaux Arts details and original light fixtures



Elevator constructed in 1965

Condition

The condition of the courthouse exterior is good. The materials appear to be in good repair with little or no damage or deterioration. The building shows normal signs of weathering, including the build-up of some dirt. The original bronze light poles and sconces show signs of weathering as well. The windows, although replacements of the originals, also appear to be in good condition, although they are dated and no longer meet the highest standards for energy efficiency.

ASSESSMENT OF COURTHOUSE INTERIOR

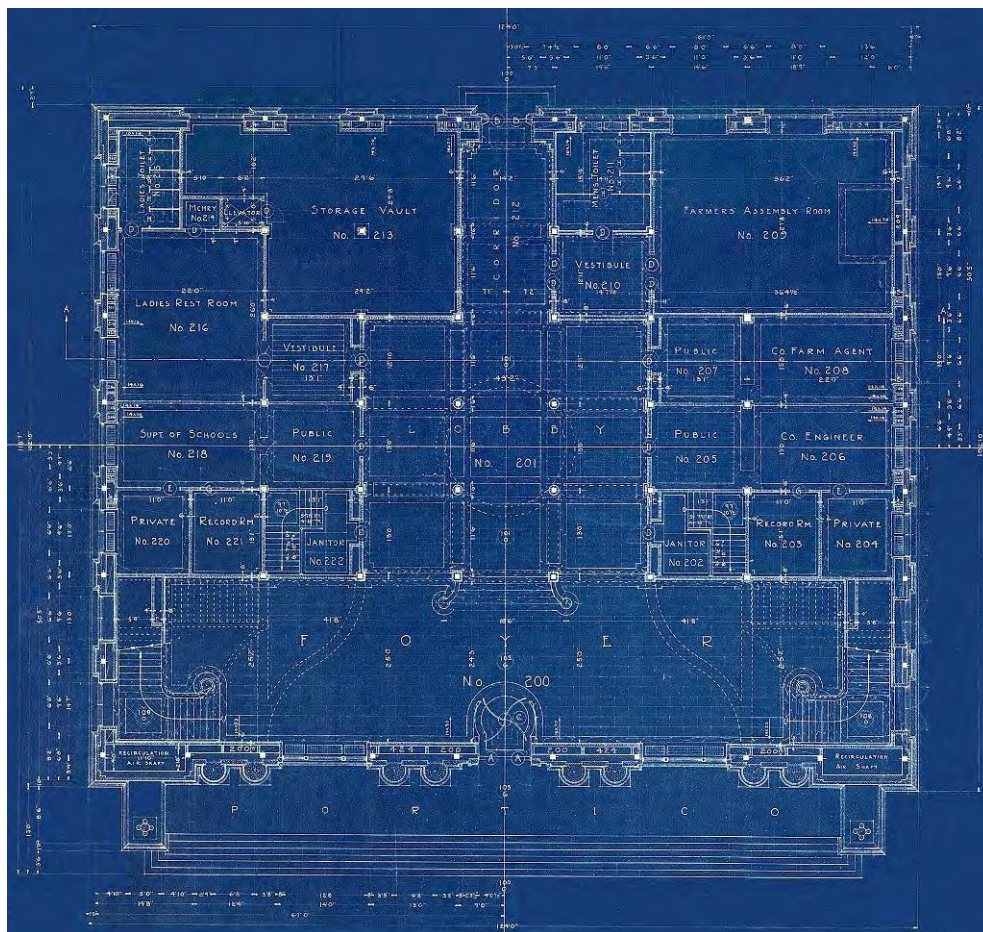
The interior of the courthouse also retains a relatively high degree of historic integrity, although it varies to some degree from floor to floor. The interior is also in relatively good condition, although there are some areas that are in a more deteriorated state and are in need of repair.

First Floor

Integrity

The public spaces on the first floor retain a very high degree of integrity with regards to design. The spatial arrangement of the foyer and lobby appear as they were built with

the foyer open to the second floor and wide, sweeping staircases on each end. A short set of steps to the lobby area is centered in the foyer and is flanked by the original handrails and balustrades. In the center of the lobby are four columns, topped with Corinthian capitals, supporting a dome. The original blueprints and early reports of the building's appearance soon after it was built leads one to believe that this dome area was actually open to the second floor and that the coved ceiling within was added at some later point in time [the blueprints, quotes from the architect, and the newspaper reported the offices on the second floor arranged around a "central rotunda" and at least one newspaper account describes the first floor with four columns supporting the second floor giving it a "dome-like appearance"]. Pilasters, also with Corinthian capitals, are situated along the walls and add to the formal classical design of the foyer and lobby. The bronze "housing" for the original revolving door is intact with the exception of the finials having been removed and the new security door frame installed. The revolving door has been removed and is in storage. The two oil-on-canvas paintings installed when the building was constructed still flank the front entrance.



Original First Floor Plan

The office spaces on the first floor continue to occupy the areas that were originally laid out as offices, although there are rooms where walls have been added and removed to allow for shifting usage needs. One set of offices on the east side of the lobby have

been opened up to provide a hallway to the annex addition; this space retains two small original rooms (one with a vault door for records storage) on the north side of the hallway, but the remainder of the space has been gutted and remodeled with new walls and a drop ceiling. The original large storage vault on the south side of the first floor now houses an administrative office. Two original stairways to the original basement are intact. A hallway to the new elevator has been added on the south side of the building. The original elevator has been removed and the elevator shaft is now used as a chase for utilities.

Materials and workmanship also retain a high degree of integrity on the first floor especially in the public spaces. With the exception of where new walls have been added, and perhaps the dome added, most of the original materials and workmanship appear to be intact. The stone and plaster walls have been repeatedly painted through the years, which has slightly diminished the rusticated appearance of the stone in the foyer, but otherwise does not seem to have compromised integrity in this area. The terrazzo floors are intact. The metal door and window surrounds are intact.



The foyer (from west end looking east)



The lobby with rotunda dome (from south looking north to foyer)



Example of Corinthian capital which top the columns, posts, and pilasters



Marble banister with bronze grillework at steps from foyer to lobby



Example of original light fixture and cornice dentil and bracket moldings at the ceiling in the lobby



Revolving door housing



Panning for Gold, by Holloway, hangs in the foyer



Terrazzo floor and steps from the foyer into the lobby



First floor office with public counter; original office doors to right and left



Stairs from first to second floor (east end of foyer)



Close-up for bronze grillework in the marble staircase



Cornice detail at balcony overlooking the foyer



Cornice detail at balcony edge

Condition

The condition of the first floor is generally good.

The wall surfaces, which are mostly in good repair, show some wear-and-tear at the corners and in at least one place (over a doorway near the back hallway) there is crumbling plaster. The floors show normal cracking typical of terrazzo floors. Corners and edges on some of the pilasters and columns also show some chipping and wear-and-tear, but all have been painted to protect them from further deterioration. The capitals appear to be in good repair. The marble and bronze stairways and railing are intact and in good condition, with minor wear of the stair treads. The original light fixtures are also intact and in good condition. The original bronze ventilation grates are also intact and appear to be in good condition. Where the original door and window surrounds are intact, they appear to be in good condition; the newer doors and counter windows, although not original, are also in good condition.

The two paintings that flank the original front entry were restored in 2000 by Mick Harrison of Belle Fourche. They are in good condition.

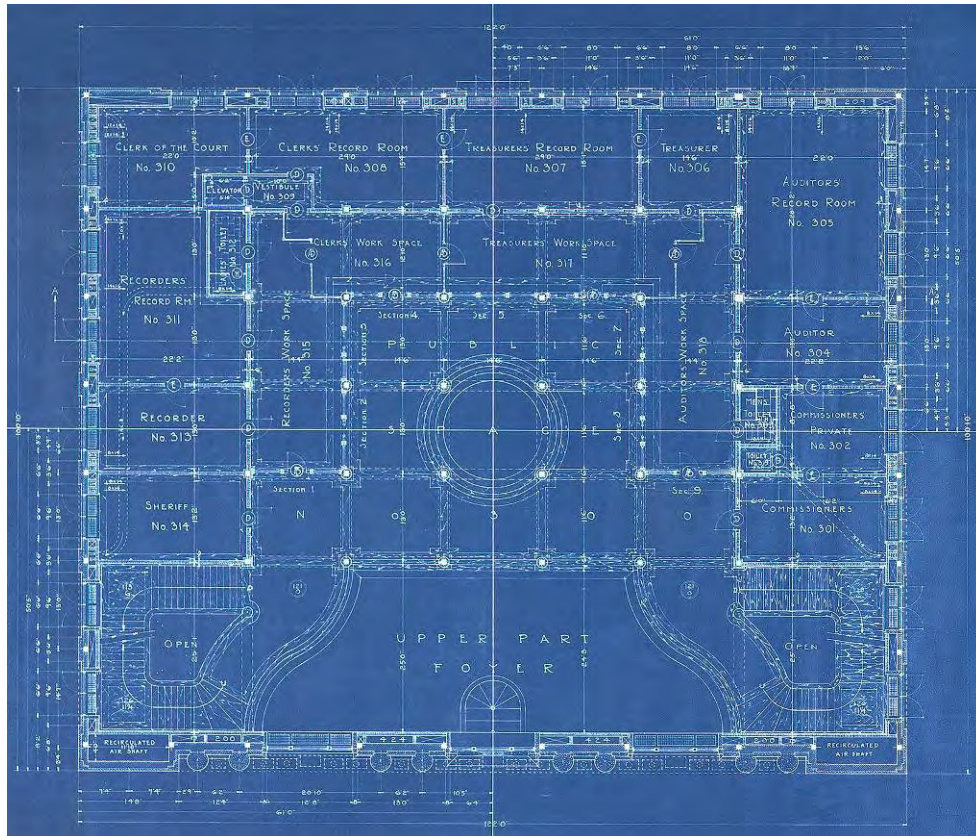


Example of chipped corner at base of pilaster on first floor

Second Floor

Integrity

Portions of the second floor also retain a high degree of integrity. The north end of this floor includes a balcony that is open to and overlooks the foyer below. Its design, workmanship and materials are intact. The curvilinear railing is marble with bronze grillework that matches the stairways between floors, which are also intact. The ceiling of the two-story foyer is covered; the covered portion has a plaster relief ornamentation in a “diaper pattern” with small rosettes. The ceiling over what originally was the public portion of the second floor is recessed between heavy beams supported by Corinthian columns and decorated with crown moldings with dentil details. Pilasters, also topped with Corinthian capitals, line the “public” side of the walls that are situated around the perimeter of the floor.



Original Second Floor Plan

The original spatial layout has been altered. The original design called for two layers of offices with the public front surrounding the “central rotunda” and the private offices behind them along the outer walls of the building. Today, that central rotunda is gone and that space has been converted to office space; a new public counter extends nearly the full width of the building and essentially separates the private office space from the public space, which now consists of a “hallway” along the balcony. One of the offices

located on the east side of the building has been opened for use as a hallway to the annex addition.

Some of the original materials are intact, including some walls surfaces (where original walls remain), door and window surrounds, ceilings and light fixtures. The original blueprints call for a linoleum surface on the second floor (with the exception of marble flooring in restrooms); the current floor is indeed linoleum. It is not known if it is the original, but it is industrial quality “battleship” linoleum that has been there for many years.



Second floor balcony overlooking the foyer



Original office door and transom located at west end of second floor



Second floor public counters; recessed ceilings with cornice details; columns with Corinthian capitals; original light fixtures

Condition

Most of the second floor is in a good condition. Walls and ceilings are well-maintained and appear to be painted regularly. The decorative elements are maintained in good condition. The original light fixtures are also in good condition; where it does not make sense to use the original light globes on the fixtures, they have been removed and put in storage.

There are some elements, however, that are deteriorating and need attention to restore and maintain a better state of repair.

Directly below the railing is the upper edge of what is the cornice between the foyer and the second floor balcony; that edge, which is plaster, has begun to crumble and erode, leaving this element in a deteriorated condition.

The corner of the coved ceiling is cracked. The relief ornamentation of the coved ceiling is dirty.

The linoleum flooring is worn and in some places cracked and torn, especially at the seams. These issues are currently being dealt with by installing tape along the rough edges to prevent trip hazards.



Top edge of cornice at balcony shows crumbling plaster



Crack in the corner of the covered edge of ceiling on second floor

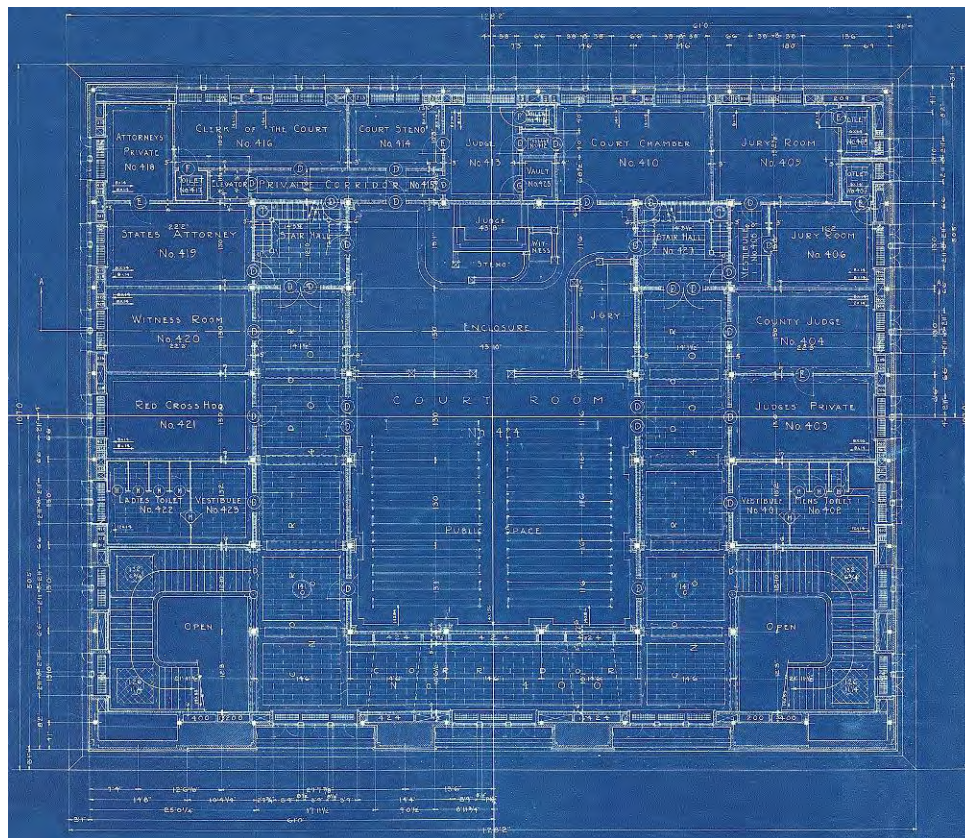


Cracked and peeling linoleum with tape

Third Floor

Integrity

The integrity of the third floor has been compromised to some degree by the loss of the original courtroom, which was the focal point of the third floor. That space has been subdivided into two smaller courtrooms and all the finishes – floor to ceiling – are newer. The original skylights have been covered over and the original furnishings have been removed. In addition to this alteration, the spatial layout has been changed by the installation of walls that now block off the corridor on the north side of the courtrooms. Drop ceilings have been added throughout most of the third floor.



Original Third Floor Plan

The rooms located around the perimeter of the third floor retain a higher degree of historic integrity, with alterations to a lesser degree. These rooms originally included judge's chambers and jury rooms, uses that continue today. The original bathrooms are intact and include the original marble partitions with the original hardware. One of the offices on the east side of the floor has been opened for use as a hallway into the annex addition. The stairs to the penthouses are located at the south ends of the corridors on the east and west sides of the courtrooms. These stairwells are intact metal stairs, although the vestibules in which they are located are now used for file storage.



One of two courtrooms on third floor



Wall and doorway addition which closed off the corridor on the north side of the courtrooms



Stairs to west penthouse apartment

Condition

Generally speaking the condition of the third floor is good. The terrazzo floors show some cracking and wear-and-tear. The walls are painted and appear to be well-maintained. Although the drop ceiling is itself in relatively good condition, its installation resulted in damage to the original wall and decorative pilaster materials.



Third floor terrazzo floor cracks



Drop ceiling cut into capital of pilaster in hallway

Fourth Floor

Integrity

The original spatial layout of the penthouse apartments is intact, although the furnishings have been removed and these spaces are now used only for storage. The original windows have been covered.

Condition

The condition of these spaces is satisfactory for the current usage. The walls are painted and the flooring and ceilings appear to be in good condition.

Basement

Integrity

The basement has been completely altered and retains little historic integrity. The stairwells from the first floor are intact, as are the small rooms which housed the vacuums and janitorial supplies. The large rooms which housed the original fans for the ventilation system have been subdivided into small offices. The original basement occupied only the space below the foyer of the first floor. In the mid-1960s, the crawl space under the rest of the building was excavated and a new basement was installed. The original tunnel that surrounds the building is intact.

Condition

The condition of the basement is good and well-maintained, although none of the original design or materials are intact.

BUILDING SYSTEMS

This condition survey did not evaluate the building's mechanical, electrical, plumbing, or structural systems. If warranted at a future date, a survey of the electrical, plumbing, heating, cooling and structural systems can be conducted. However, it was noted during discussions of the Steering Committee, that much the building's mechanical & electrical systems are nearing the end of their useful life. Soon, these systems will need replacing.

PRESERVATION PLAN

PRESERVATION PRINCIPLES

The United States Secretary of the Interior has established Standards and Guidelines for the treatment of an historic property. Generally, these Standards and Guidelines fall within one of four categories including, preservation, rehabilitation, restoration, or reconstruction. Below are the Secretary's definitions of each category:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

All treatment methods above allow for mandated code requirements, which must be taken into consideration when contemplating facility updates.

For the Pennington County Courthouse facility, and its Preservation Plan, Reconstruction is unlikely to be a consideration. Each of the other categories could be utilized in the future treatment of the facility. What follows is a discussion of the recommendations for treatment of the facility in each category.

Concentration of Preservation Efforts

The Steering Committee has recommended concentration of the discussion of opportunities for preservation, rehabilitation, or restoration on the 1922 Pennington County Courthouse into two distinct areas.

The primary area of concentration is the treatment of the areas of the courthouse which is most often viewed by members of the public, including the building exterior. These areas, through planned maintenance and careful rehabilitation over the years, are also the areas of the facility to which change and adaptation has had the least impact. Therefore, they are also the most readily available for treatment through continued preservation, and restoration. It should be noted that these primary spaces are likely the best candidates for funding through preservation grants, since most grant programs are competitive, and priority is usually given to public projects that demonstrate good preservation techniques.

The second area of concentration would be less public spaces of the facility. These areas have undergone a higher degree of adaptive re-use, but still exhibit some of the historic fabric of the building, and can be treated through rehabilitation of many of the spaces within.

The following figures show the areas of concentration, along with the modern floor plan of the facility:

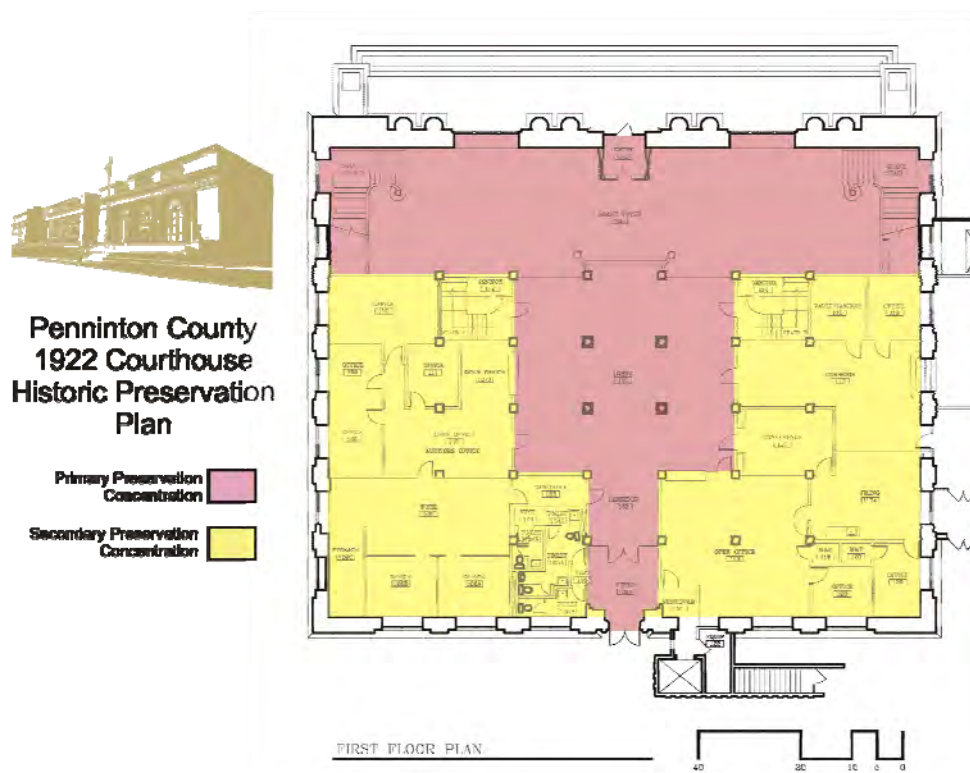


Figure 1. Current first floor plan.



Penninton County 1922 Courthouse Historic Preservation Plan

- Primary Preservation Concentration
- Secondary Preservation Concentration

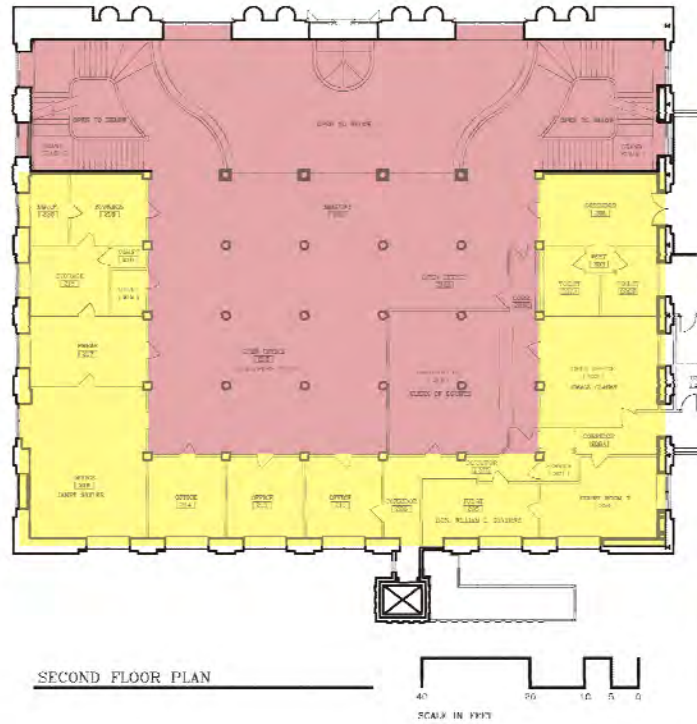
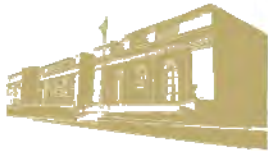


Figure 2. Current second floor plan



Penninton County 1922 Courthouse Historic Preservation Plan

- Primary Preservation Concentration
- Secondary Preservation Concentration



Figure 3. Current third floor plan



**Penninton County
1922 Courthouse
Historic Preservation
Plan**

- Primary Preservation Concentration
- Secondary Preservation Concentration

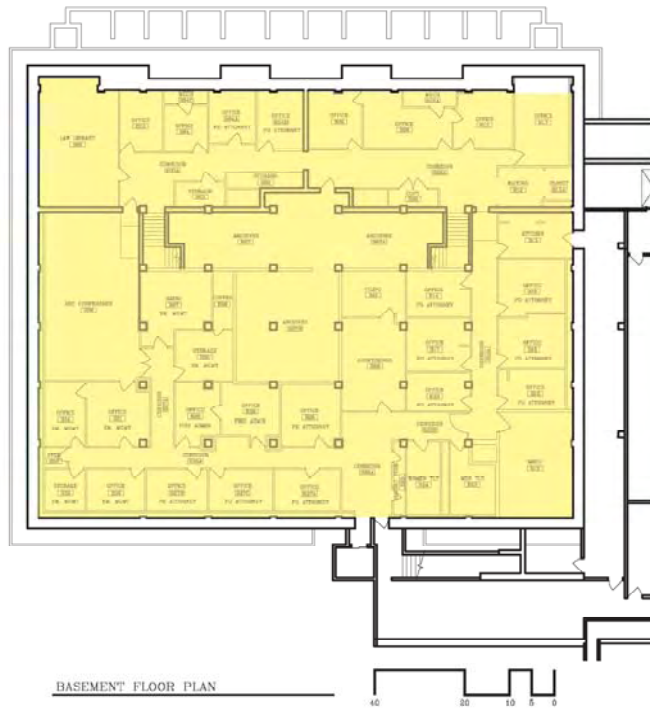


Figure 4. Current basement floor plan

RECOMMENDATIONS

The recommendations for treatment of the 1922 Pennington County Courthouse offered in this report have their foundations in four main ideas. The first idea disregards the realities of required time to accomplish, on-going operational needs, and budget to consider *what can be done; what is possible* if these factors were not a part of the considerations. The second idea considers that county government will likely continue to grow, and its need for administrative space will be met through additions and alterations to other facilities within the campus, not by further alterations to the Courthouse, which is already highly utilized. Growth on other areas of the campus may allow availability of the Courthouse for implementation of these recommendations. Third is the idea that the Courthouse will continue to function as a Courthouse, and that as other areas become available, that the Court function will be centralized within its walls to the extent possible. The fourth and final idea is that implementation may be an on-going operation that occurs when both funding and favorable conditions exist. This fourth idea acknowledges that restoration and rehabilitation will likely be piecemeal endeavors. However, the Steering Committee strongly urges that all future facility modification be undertaken in a manner that contributes to the desired end result of returning the facility as much as is possible to its original character.

To accomplish this goal, a mixture of preservation, restoration, and rehabilitation will be required. These recommendations follow the Secretary of the Interior's *Standards and Guidelines for Historic Preservation, Restoration, and Rehabilitation* as underlying principles. In the event that the need for interpretation of these recommendations arises at some future date, these Standards and Guidelines may be referred to for guidance.

These following recommendations are limited to those areas described as areas of Primary Preservation Concentration in figures 1, 2, 3, and 4 above. The recommendations are arranged by type of treatment. Preservation is the first, Restoration is second, and Rehabilitation is the third type of treatment. Some areas of the facility are addressed in more than one category.

Preservation

Preservation measures to sustain the historic form, integrity and materials of the 1922 Pennington County Courthouse should begin immediately. Such preservation should begin with the adoption of a policy by which no further degradation of the historic fabric of the facility be allowed. This policy would halt alterations done without regard to preservation best practices, and would provide a baseline that all future facility modifications would be measured against.

The areas of the facility frequented by the public should remain spaces that communicate the stability and permanence of Pennington County government. This is best achieved by preserving and maintaining the architectural character of the spaces. With exceptions for alterations previously applied to these areas, this includes the floor plan of the spaces, the ingress/egress zones, and the walk-up separation of the public from the workforce within the facility. Fortunately, these areas have held up to the ongoing mission of the Courthouse quite well, and preserving the architect's original vision for these spaces should prove relatively simple.

Character-defining Features

The character-defining features of the facility have been described under the *Contexts* section of this report. With respect to this *Recommendations* section, discussion of the preservation of specific features may be utilized to emphasize or highlight general preservation recommendations. However, each component as described in the Contexts section may not be addressed with a particular recommendation.

Exterior

Many of the character-defining elements of the Courthouse are located on the exterior facade of the building. The neo-classical Beaux Arts detailing makes the facility readily identifiable, providing the viewer a sense of weight and stability that underscores the use of the facility as an institution of public confidence.

Maintenance practices that have preserved the building's exterior integrity should continue. Primarily, such maintenance would protect the facade from infiltration of moisture and its' compounding degrading effects. Periodic examination of the exterior stone and mortar joints is recommended. In addition, the facade should be cleaned and sealed periodically. If exterior waterproofing is to occur on the limestone, it should be accomplished by a vendor versed in the application, utilizing a vapor permeable sealant intended for the purpose. Vapor permeable sealants are often fluid applied sealants that when cured, allow moisture vapor to escape from within the building through the façade materials, but do not allow exterior moisture to penetrate from without. Utilizing the wrong type of sealant applied by untrained technicians can result in moisture trapped within the limestone, and may actually speed degradation of the material.

Landscape Elements

The setting of the Courthouse as the dominant building on the property has been largely compromised by new construction and additions to the property over the years since the facility was constructed. The annex, jail, and public safety buildings on the campus all approach or exceed the scale of the original courthouse. However, care has been taken not to allow these necessary site modifications to encroach on the north, south, and west side views of the structure.

We recommend that no further reduction of green space around the facility be allowed. This will preserve the dominance of the Courthouse to these remaining viewing angles.

Many of the trees in the green space to the west of the Courthouse are believed to have been planted near the time of construction, and should be treated to extend their lifespan. Similarly, there is evidence that the hedge on the west side of the building is either original, or has been replanted to emulate the hedge that was originally planted. Proper care and pruning is recommended.

Interior

Similar to the exterior, the interior spaces of the building exhibit many of the character-defining features of Beaux Arts architecture. This is especially true in areas of the building that are open to the public. On-going maintenance and care should be taken to preserve such features.

First Floor

Paintings

The original paintings that hang on either side of the front entrance door should be kept in an original state. When in need of restorative work (last completed in 2000) they should be provided such attention.

Recommendation: Provide periodic cleaning and restorative treatment to the paintings when required.

Third Floor

Much of the third floor has been affected by modernization over the years. For example, the skylight openings in the courtroom have been hidden by laying ceilings underneath. However, there is still much character-defining historic fabric behind the surface of the modernized areas. Once third floor recommendations are implemented, many of these components will become visible, and will require similar restorative and preventive maintenance treatment as the visible materials elsewhere in the facility.

Building-wide

Finishes

Most of the facility's surfaces are impervious materials for which preservation entails continued maintenance. Terrazzo floors should receive consistent cleaning and waxing. Painted plaster or stone should be routinely cleaned, and repainted as necessary. Walls are beginning to exhibit some cracking. For example, a large vertical crack has opened on the interior wall above the original main entrance (west side).

Recommendation: Patching and repair to large cracks like this should be done by a technician skilled in the formulation and treatment of period plaster.

Ornamentation

Recommendation: Continued care and maintenance to the ornamental moldings, grilles, balustrades, column and pilaster capitals and bases should continue. Periodic inspection upkeep to repair cracked or broken plaster should be completed by a technical versed in such work.

Lighting

Original light fixtures are in various states of repair throughout the facility, and are most readily viewed on the first and second floor public spaces. Many of the globes for the fixtures in these locations have been broken over the years. Care should be taken to preserve all remaining historical globes and light fixtures. Where restorative treatment is prescribed, light fixtures will require modernization and replication of globes.

A recommendation for the restoration of these fixtures could mean costly emulation of the glass materials for the globes. Alternatively, less expensive materials could be utilized to emulate the globes. There are many companies that specialize in the restoration of period lighting. Additionally, new wiring may be required to make the lighting safe, and to meet current codes.

Recommendation: Preserve, restore and utilize original lighting fixtures wherever possible.

Restoration

First Floor

Revolving Door

Recommendation: Reinstall revolving door & restore housing. This would require security treatment of the door and door operator, since the north door no longer serves as the main entrance to the facility.

Coffee Bar

The coffee bar that occupied the main floor west foyer area is not original equipment, but is historic, due to its addition to the building more than 50 years ago. There has been some indication that portions of the coffee bar may still be in use in the area, albeit outside the courthouse. If the original coffee bar can be obtained, re-installation may be an option.

Fountain

One of two the original fountains that flanked the internal stair separating the foyer from the lobby have been located. Its condition is unknown.

Recommendation: Obtain, restore, and replace the original fountain on the east side of the foyer. If the coffee bar on the west side of the foyer is not restored, and option would be to utilize the extant fountain as a pattern, and create another fountain to occupy the original location on the west side of the foyer.

Ornamentation

Recommendation: Repair ornamental plaster at column bases utilizing appropriate materials, and a technician versed in such work.

Recommendation: Remove non-matching grout on banister joints. Replace with grout of matching composition.

Second Floor

Rotunda

Original plans and recollections of area residents indicate that the rotunda area on the second floor was open to the main floor. This opening served to draw the eye upward from the main floor, and interrupted the rectilinear arrangement of the second floor cueing area at the original service windows. This had the desirable effect of making a more relaxed and intimate exchange of information between members of the public and the public servant.

Recommendation: Restore the rotunda opening utilizing materials as original in character as possible, given current code requirements. The balustrade surrounding the opening may require additional height under modern codes.

Walk-up "banking" arrangement

The original second floor "walk-up banking" style of interaction between the public and public servants was intended by the architect to create a user-friendly experience. This experience was both enhanced and punctuated by the rotunda opening. Removal of the non-historical service counter would replace the current linear and unfriendly user experience with a non-linear and more appropriate experience. This action would be multi-faceted, and would also require removal of the non-historic intermediate ceiling structure. This structure carries electrical service and lighting to the working area of the second floor. Consequently, lighting improvements and electrical modifications for the area would be required. Historic lighting fixtures should be restored or rehabilitated for modern use. If additional lighting is required, upward facing, indirect lighting could be mounted on the cornice detail inside the heavy recessed beams. This would provide additional indirect light for the space. Finally, this action would require removal of non-historic walls that have been added to partition additional office space.

Recommendation: Restore the second floor public/private floor plan to original conditions, or rehabilitate to emulate these original conditions.

Intermediate Cornice

Recommendation: The intermediate cornice between the first floor lobby and second floor should be repaired. The repair should be accomplished by a restorative specialist familiar with the composition of plaster of the era of construction. Repair will aid in stopping continued degradation, and will make the cornice on again visually appealing.

Flooring

The battleship linoleum floor mats in floor recesses have become worn and tattered in places, and have outlived their life expectancy.

Recommendation: In floor mat recesses, remove deteriorated linoleum inlay material, replace with new inlay material of like consistency. One option for this treatment that would closely emulate the unavailable original linoleum in both color and texture is poured-in-place resilient flooring.

Third Floor

Many of the recommendations for the treatment of the third floor involve removal of non-historic ceilings to reveal the original ceilings. Implementation of these recommendations will be complicated by non-historic mechanical and electrical modifications to the building including electrical and ductwork runs through the spaces above the non-historic ceilings. Although the mechanical and electrical

systems are not directly addressed by this report, County building officials have reported that these current installations are nearing the end of their life expectancy. Therefore, an opportunity exists to address these issues.

Recommendation: A parallel series of recommendations for newer, more efficient systems that occupy less space in the facility should be developed, as future usage scenarios for the Courthouse become clearer. We anticipate that an appendix to this report addressing mechanical and electrical system modifications for the Courthouse will be developed upon completion of the campus-wide master plan.

Courtroom

Remove lay-in ceilings

Recommendation: Remove the lay-in ceilings in the courtroom to allow viewing of and access to the original ceilings and skylight openings. This recommendation will be complicated by the need to remove above-ceiling non-historic ducting and electrical runs. Also required will be the restoration of historical light fixtures, if still available. If the historical light fixtures were destroyed, than emulation of these fixtures may be necessary.

Restore skylight openings

The courtroom skylight openings contain Beaux Arts detailing similar to treatments found on the second floor, with secondary cornice, and dentil moldings underneath. These openings are situated directly under the skylights. At the top of the openings, there are historic lay-in diffuser panel frames, which presumably held frosted glass to diffuse direct daylight. The heavy iron frames emulate the exterior window mullions in character. The framework is still in place, but has been cut in some areas and utilized to carry the weight of the non-historical laying ceiling elsewhere. The panels separated the interstitial space between the skylights and the courtroom ceiling. The high ceilings in the courtroom and the skylight openings served once again to draw the eye upward, reinforcing the higher ideals of justice.

Recommendation: Restore skylight openings to allow the natural light of the restored skylights to illuminate the courtrooms. Accomplishment of this recommendation will require relocation or abandonment of ductwork and electrical runs that have been installed in the space between the lay-in ceiling, and original ceiling. It will also require restorative treatment of the moldings of the openings, which have been chiseled in some locations to make way for the duct runs.

Lobby Ceilings

Recommendation: Wherever practical, remove non-historic lay-in ceilings and lighting in the third floor lobbies and hallways.

North Corridor

The hallway north of the courtroom has been closed with non-historic partitions and doors to allow storage of records related to the Court function. This interrupts circulation through the facility, and potentially blocks egress from the third floor. These partitions were installed in a non-destructive manner to allow easy removal. Recommendation: Remove the partitions, and restore the hallway.

Exterior

Pediment & Clock

Pediments were often used in classical and Beaux Arts architecture to define the formal entrance to the facility. The pediment above the north exterior door should be reconditioned and replaced. Likewise, the two-faced clock mounted on top of the pediment should be replaced. These two elements provided a focal reference point, causing the eye to look upward upon arrival to the facility. This upward-looking response was desired by the architect, and was repeated in differing architectural motives throughout the building. Presumably, this and the placement of the Courtroom at the building's highest levels indicate Hulse's belief that the court function is one of the highest functions of citizenship.

Skylights

The original skylights provided natural daylight to the third floor courtroom. More than just a light source, however, the skylights were the culmination of the architect's recurring theme of ever-upward viewing and thinking. By allowing light to come into the space that serves the highest purpose of the facility, it is apparent that Hulse wanted no impediment to the higher ideals represented within from reaching loftier heights beyond. Here in this space between, the light of the heavens and its reflected radiance in mankind are juxtaposed in the fleetest of moments.

Recommendation: To restore this grand ideal, the skylights should be restored to the building exterior, utilizing modern skylight technology. While not a pure restoration, many advances have been made in skylight technology, largely mitigating the maintenance and energy efficiency concerns of past skylights.

Foundation Capstone

Some degradation of the exterior foundation capstone has occurred on the south side of the facility. While this is a minor and cosmetic issue, attempts to patch it with cement materials has resulted in an unsightly repair. Recommendation: Restore this capstone by removal and replacement of the limestone with Indiana limestone cut to the same shape as original.

Rehabilitation

Rehabilitation opportunities in the 1922 Pennington County Courthouse will be discussed upon completion of the Pennington County Facilities Master Plan. This plan may introduce compatible uses for the facility that remain unknown at the time of the writing of this Historic Preservation Plan.

Recommendation: It is recommended that the Pennington County Commissioners adopt the Secretary of the Interior's *Standards and Guidelines for Rehabilitating Historic Buildings* as the basis of consideration for any rehabilitation activity affecting the 1922 Courthouse facility.

Recommendation: It is also recommended that the Pennington County Commissioners formulate a Design Review Committee to review any new or compatible uses suggested for the 1922 Courthouse. Such a review would gauge the facility's ability to absorb the compatible use and the amount of rehabilitation necessary to accommodate it. This committee would also review any such uses that may result from the formulation of a Countywide Facilities Master Plan.

Exterior

Windows

The window replacement accomplished in the 1970's is nearing its useful life expectancy, and consideration to the windows will soon become necessary. Recommendation: That when the time comes to replace these windows, the entire window should be replaced, including the extruded aluminum frame. The glazing utilized should not be reflective glass, but may be tinted, insulating, double-pane glass. Mullions should resemble the original framing of the glass, and window segments should more closely resemble the original. While this treatment would be a rehabilitation of non-historic materials, following this recommendation will more closely represent the original.

Third Floor

Courtroom

Partition Wall

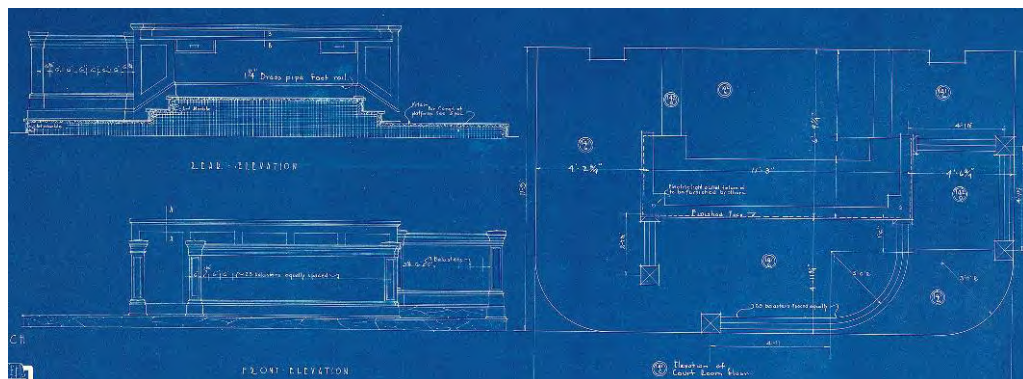
The partitioning of the original courtroom into two distinct spaces has compromised the historic floor plan, and the function of one larger courtroom. The partition wall itself serves to separate the now two distinct court spaces. While current operational methods require more court space, mitigating measures can be taken to minimize the impact the dividing wall has on the architect's original vision.

To provide visual separation from ceiling, original walls and to create sense of openness between the two courtrooms, glass panels can be installed to separate the non-historic wall from the historic adjacent walls, and the restored historic ceiling. The visual transfer would terminate well above head height (at eight to ten foot above the floor) to accommodate security and privacy needs between the courtrooms. This may require rebuilding the entire wall, as a new connection method may need to be devised for the connection of the glass at the top of the wall and bottom of the ceiling.

Recommendation: Re-build non-historic wall to allow visual access to the ceilings in each courtroom.

Judge's benches, Jury box

The original judge's bench is detailed in the original plans for the Courthouse. The bench was a large dominating structure built at the south end of the Courtroom.



Elevation and Plan Views of Original Judge's Bench

This bench, if replicated within either smaller current courtroom would overwhelm the space. However, an option would be to replicate, at a much smaller scale the judges benches utilizing materials and detailing found on the original. This is also true of the jury boxes.

Recommendation: Building two new judge's benches with modern connectivity to replicate the historic judge's bench on a smaller scale. Re-build the jury boxes utilizing a similar approach.

HVAC and Electrical Systems

It was noted previously in this report that the facility's mechanical and electrical systems will soon be in need of attention. While not necessarily a rehabilitation focus of this report, planning for these systems should occur concurrently with planning for the implementation of these recommendations, so a cohesive and integrated end result can occur, one that allows the spaces to be experienced as nearly as possible to the Architect's original intentions.

Implementation

Integration with Facility Master Plan

At the time of the writing of this Preservation Plan, the Pennington County Board of Commissioners has begun planning for a countywide Facility Master Plan. This Master Plan will project growth in programs and needed spaces for County facilities for the foreseeable future, and will undoubtedly have impacts on the usage of the 1922 Courthouse.

Recommendation: We recommend that this Historic Preservation Plan be included as an appendix to the Facility Master Plan.

Phased Implementation

Practicality and fund availability will dictate that much of the work in the plan will take place over time in the form of individual projects. These projects will be selected and performed in a manner that meets the space needs of the county and court system and the maintenance needs of the building. Given this likelihood, these individual projects should utilize the preservation techniques stated herein to always progress toward the ultimate goal of appropriate restoration of the building. Also, when grants or public funds become available to preserve and/or restore important elements of the building, the County should be ready with specific projects that can utilize these funding vehicles.

Recommendation: Plan and execute individual projects in a manner that serves the ultimate goals for preservation as stated in this report.

Guidelines for Areas of Secondary Preservation Concentration

A determination was made by the Steering Committee to concentrate preservation efforts into two distinct levels. These levels are:

- 1) Areas of Primary Preservation Concentration, and
- 2) Areas of Secondary Preservation Concentration.

Treatment for Areas of Primary Preservation Concentration is the focus of this report. However, the Steering Committee has also concluded that the Areas of Secondary Preservation Concentration, those less public areas of the facility, should also receive treatment when the priority areas have been completed. Rather than compose an exhaustive list of possibilities and recommendations, the Committee has opted to utilize the Secretary of the Interior's *Standards and Guidelines for Rehabilitating Historic Buildings*, as the basis of this future rehabilitation.

Public Awareness

One of the goals of the Pennington County Courthouse Historic Preservation Plan is to educate the residents of the County in the history and value of their 1922 Courthouse. There are many ways of communication that may be used to accomplish this. The following are some of the methods that have been chosen to raise the awareness of the Public for this project.

First, printed media will be utilized. Press Releases in the official newspapers of Pennington County which include the Rapid City Journal, the Hill City Prevaler, and the County Curreant will be issued as the plan is completed, grant requests are submitted, and actual implementation of the plan occur. Reporters will be encouraged to write feature articles about the history of the Courthouse and the restoration.

In addition, a brochure telling the story of the Courthouse has been developed. This brochure can be distributed within the courthouse to patrons as well as to others in community settings.

Secondly, the electronic media will be used. The Pennington County Website will have information about the project posted on it. The local television stations will be asked to feature this story in their broadcasts. A power point presentation will be developed to use in presentations to local organizations and groups. This could also be shown to the prospective Jurors.

There are several possibilities of working with the local school districts to educate school children. Essay Contests and Poster Contests will be encouraged in the schools. An activity book has been developed for fourth graders that will help them to appreciate their Courthouse and the history of it.

Various other opportunities will be utilized. The local museum--The Journey Museum--will develop an exhibit about the history of the Courthouse to be shown at both the Pennington County Courthouse and The Museum. There will be trade shows such as the Black Hills Homebuilders Association Home Show were booths featuring the Courthouse Project will also be part of the education process.

The involvement of the residents of Pennington County is critical to the success of this project. The goal of creating Public Awareness of the historic value of the Pennington Courthouse and the preservation of this amazing building will guarantee the support of the residents and its success.

Recommendation: Create a Public Awareness of and for Historic Preservation of the Pennington County Courthouse

APPENDICES

1975 National Register of Historic Places Nomination Form

Grant Applications

Johanna Favrot Fund for Historic Preservation Grant Application
Frances "Peg" Lamont Preservation Services Fund Application

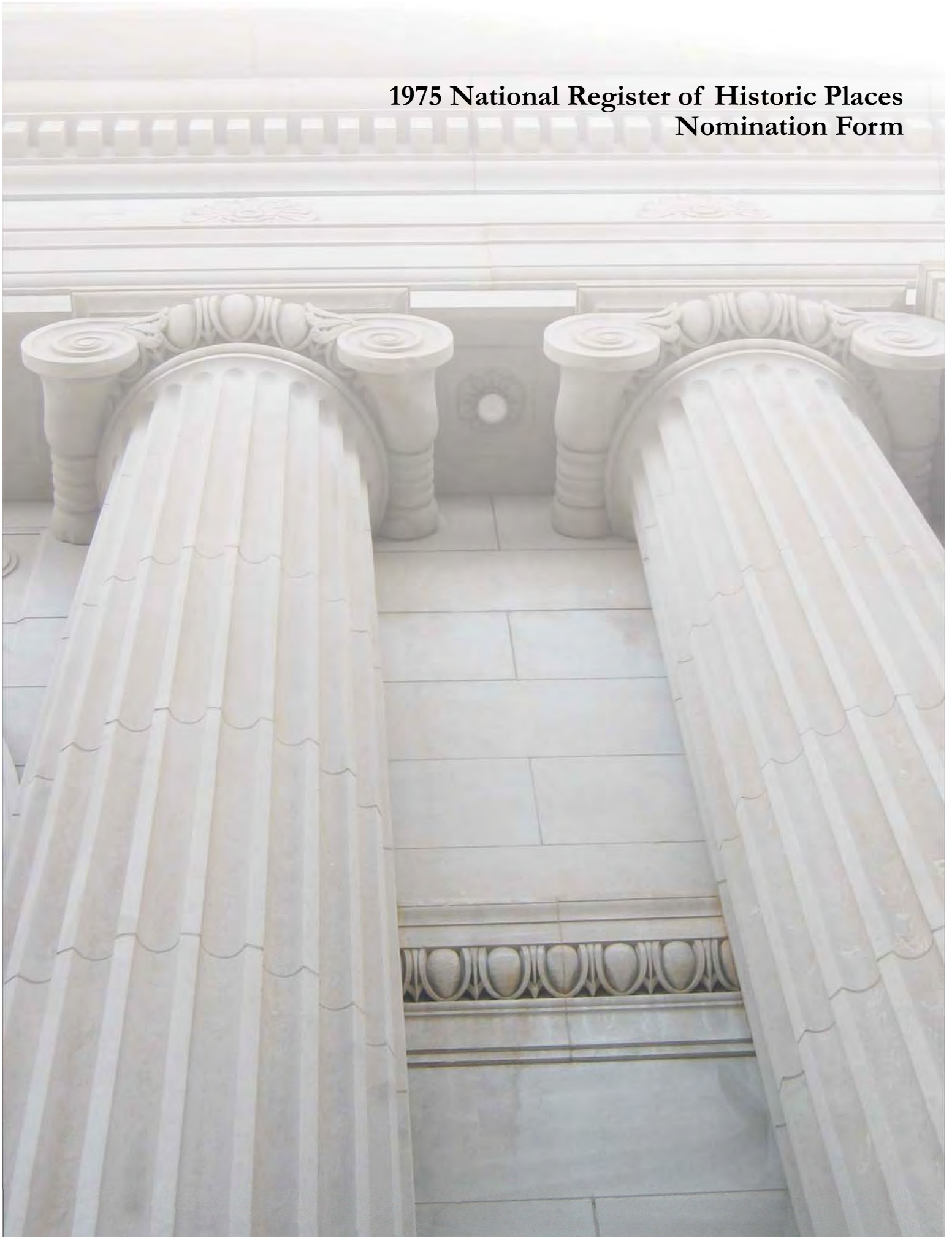
Grant Award Letters

Johanna Favrot Fund for Historic Preservation Grant Application
Frances "Peg" Lamont Preservation Services Fund Application

Other Information

Link to Secretary of Interiors *Standards for Rehabilitation of Historic Buildings* website.

**1975 National Register of Historic Places
Nomination Form**



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

12812

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON Pennington County Courthouse

2 LOCATION

STREET & NUMBER

CITY, TOWN 301 St. Joseph St.

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE Rapid City

VICINITY OF
CODE

COUNTY 8

CODE

South Dakota

046

Pennington

103

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Pennington County

STREET & NUMBER

301 St. Joseph St.

CITY, TOWN

Rapid City

VICINITY OF

STATE

South Dakota

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Pennington County Courthouse

STREET & NUMBER

301 St. Joseph St.

CITY, TOWN

Rapid City

STATE

South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

South Dakota Historical Sites Survey

DATE

March 1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Historical Preservation Center

CITY, TOWN

Vermillion

South Dakota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three-story Pennington County Courthouse is 124 feet long and 102 feet, 10 inches wide. It uses a light select grey stock of Indiana oolitic limestone from the Bedford district as its facing material, which appears in block form 12 by 12 inches. The building utilizes terra cotta for its trim.

The architectural firm of W.E. Halse and Company gave the building a simplified Beaux Arts design. The front facade displays four sets of coupled columns with round arched windows between them. These fluted columns are of the Ionic order and support a medallion decorated frieze and a denticulated cornice, and these continue around the structure. The three round arched windows are two stories high with keystones and have a considerable amount of muntin. The main door is of wood construction with number fourteen gauge cold-rolled bronze plates as covering. Iron grill work divides these double door's window panes and opaque transom light. The encasement features floral medallions, a denticulated cornice and a cartouche. The projection of the podium that flanks each side of the steps displays typical Beaux Arts cast iron light fixtures.

The remaining portion of the building is rather plain, with the exception of the fluted pilasters divided by the first and second story windows. These openings are mildly distracting with modern window panes and colored transoms. The third floor windows are smaller and grouped in pairs. The rear entrance features a pedimental surround. Also the major exterior alteration appears here, an elevator shaft.

A pink Kastate marble along with plaster comprise the major interior materials. Some trim and office furniture are steel, painted brown to resemble wood. The most impressive interior features are Corinthian columns, two curved marble staircases on each side of the building and a balustrade on the second floor. At one time the building had a dome, but it was closed off to add office space in the 1960's.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1922

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Architecturally, the Pennington County Courthouse is the only example of Beaux Arts classicism in Rapid City, and one of the few examples in the state. W.E. Halse and Company designed this 1922 building, and it is one of the city's most visible landmarks. The Bedford limestone wall, coupled columns, and tall, round arched windows created an attractive structure.

Of course, the building is significant as the center of county government, with various offices such as Auditor, Register of Deeds, and Treasurer being housed here. It is also a legal center with the circuit and county judges presiding in the building. Over the years various events have occurred within the walls that shaped the history of Pennington County.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Halse, W. E. and Company, "Architectural Plans for Pennington County Courthouse,"
Located at Pennington County Courthouse, Rapid City, SD.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 1/2 acre

UTM REFERENCES

A	<u>13</u>	<u>642330</u>	<u>4881950</u>
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Scott Gerloff, Contractor

ORGANIZATION

Historical Preservation Center

STREET & NUMBER

USD-Alumni House

CITY OR TOWN

Vermillion

DATE

May 1975

TELEPHONE

605-677-5315

STATE

South Dakota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

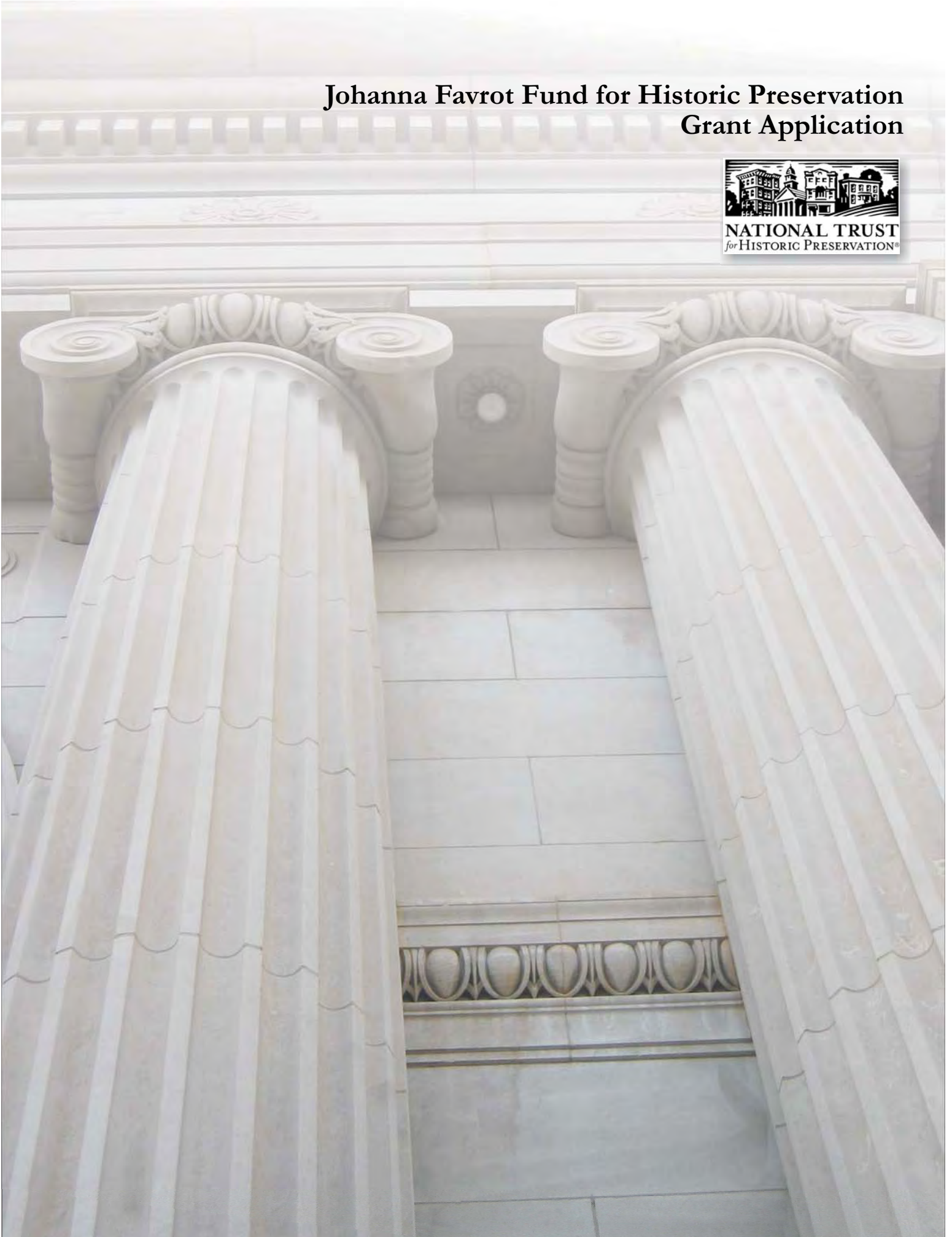
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

**Johanna Favrot Fund for Historic Preservation
Grant Application**



Johanna Favrot Fund for Historic Preservation
Project: Pennington County Courthouse Preservation Plan

Documents Included:

- **Two (2) Signed Copies of Completed Application Form**
- **Digital Images of Courthouse**
- **Resumes from Four Front Design Inc. (consultant being consider for project)**
 - **Fred Thurston**
 - **David Stafford**
 - **Ken Anderson**
- **Resume of Person Administering Project**
 - **Michael Kuhl**
- **Letter of Endorsement from Pennington County Board of Commissioners**
 - **Matching funds available**
 - **Statement that application is authorized**
- **Other Letters of Endorsement**
 - **Rapid City Historic Preservation Commission**
 - **South Dakota State Historic Preservation Office**



NATIONAL TRUST
for HISTORIC PRESERVATION

Dear National Trust Forum Member:

Thank you for your inquiry regarding the National Trust grants programs. Information on our programs is attached. All of our grants are planning in nature and cover such diverse areas as development of a preservation plan to development of fund raising strategies, as examples. The grants are generally given to nonprofits and public agencies.

The deadline to apply for the **Johanna Favrot Fund for Historic Preservation** is **February 1**.

It is important that you contact the regional office for your state after you have had an opportunity to review the materials. For your convenience, a list of all the offices and the states they service is included below. The regional office staff will help you as you plan your grant application.

Sincerely,

Nicole Vann
Grants Coordinator
Preservation Services Fund
Center for Preservation Leadership
Email: PSF@nthp.org

Regional Offices

For additional information on the financial assistance programs of the National Trust, please contact the office in your area:

Northeast Office

7 Faneuil Hall Marketplace, 4th Floor
Boston, Massachusetts 02109-1649
(617) 523-0885
(617) 523-1199 Fax
E-mail: nero@nthp.org
(Connecticut, Maine, Massachusetts,
New Hampshire, New York, Rhode Island,
Vermont)

Northeast Field Office

6401 Germantown Avenue
Philadelphia, Pennsylvania 19144
(215) 848-8033
(215) 848-5997 Fax
E-mail: nfo@nthp.org
(Delaware, New Jersey, Pennsylvania)

Southern Office

456 King Street
Charleston, South Carolina 29403-6247
(843) 722-8552
(843) 722-8652 Fax
E-mail: soro@nthp.org
(Alabama, Florida, Georgia, Kentucky, Louisiana,
Mississippi, North Carolina, South Carolina,
Tennessee, Puerto Rico, U.S. Virgin Islands)

Southern Field Office

1785 Massachusetts Avenue, NW
Washington, D.C. 20036
(202) 588-6107
(202) 588-6223 Fax
E-mail: sfo@nthp.org
(District of Columbia, Maryland, Virginia,
West Virginia)

Midwest Office

53 W. Jackson Boulevard, Suite 350
Chicago, Illinois 60604-2103
(312) 939-5547
(312) 939-5651 Fax
E-mail: mwro@nthp.org
(Illinois, Indiana, Iowa, Michigan, Minnesota,
Missouri, Ohio, Wisconsin)

Mountains/Plains Office

535 16th Street, Suite 750
Denver, Colorado 80202
(303) 623-1504
(303) 623-1508 Fax
E-mail: mpro@nthp.org
(Colorado, Kansas, Montana, Nebraska,
North Dakota, South Dakota, Utah, Wyoming)

Southwest Office

500 Main Street, Suite 1030
Fort Worth, Texas 76102-3943
(817) 332-4398
(817) 332-4512 Fax
E-mail: swro@nthp.org
(Arkansas, New Mexico, Oklahoma, Texas)

Western Office

8 California Street, Suite 400
San Francisco, California 94111-4828
(415) 956-0610
(415) 956-0837 Fax
E-mail: wro@nthp.org
(Alaska, Arizona, California, Hawaii, Idaho,
Nevada, Oregon, Washington, Pacific island
territories)

Protecting the Irreplaceable

(202) 588-6197 ★ Fax (202) 588-6223

<http://www.nationaltrust.org> ★ E-mail: PSF@nthp.org

1785 Massachusetts Avenue, NW ★ Washington, DC 20036-2117

updated 12/5/2005

Eligible Expenses

Grants may cover expenses such as:

- fees for consultant services and research assistance
- speaker costs (honoraria, travel and lodging) and room rental for conferences
- materials and services such as printing, photographs, telephone, and supplies
- mailing costs for distribution of project materials

Ineligible expenses:

- staff salaries
- organizational overhead costs
- construction or other capital improvement costs
- expenses incurred prior to the award date

With rare exceptions, grants from the Favrot Fund require a dollar-for-dollar match.

Selection Criteria

The Selection Committee will place particular importance on the likelihood that the requested assistance will contribute to the preservation or recapture of an authentic sense of place. Other factors to be considered include:

- the historic significance and the present or potential charm of the property, neighborhood, or community to be assisted
- the extent to which the requested assistance will act as seed money to make a difference in preserving or rehabilitating a historic property, including what other funds might be leveraged by an award
- the effort which owners and local supporters are willing to commit to the project
- the potential of the project to be a catalyst for positive action to benefit adjacent historic properties, neighborhoods, communities, or open space
- the adequacy of plans for the future maintenance of the property or the continuation of the activity for which grant support is requested
- the ability and willingness of the applicant to carry out the proposed plans or activity if assistance is awarded

Johanna Favrot Fund

For Historic Preservation



NATIONAL TRUST
FOR HISTORIC PRESERVATION

1785 MASSACHUSETTS AVENUE, N.W.
WASHINGTON, DC 20036
202.588.6197

National Trust for Historic Preservation

In July 1994 a grant was awarded to the National Trust for Historic Preservation for the purpose of saving historic environments in order to foster appreciation of our nation's diverse cultural heritage and to preserve and revitalize the livability of the nation's communities. This grant, made in honor of the 80th birthday of Johanna Favrot, created the Johanna Favrot Fund for Historic Preservation.

Normally grants made from the Johanna Favrot Fund for Historic Preservation will range from \$2,500 to \$10,000. It is anticipated that total grants of \$50,000 per year will be made.

Eligible Applicants

Applicants eligible to receive grant awards from the Johanna Favrot Fund for Historic Preservation include nonprofit organizations and government agencies. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark.

Programs of the National Trust are also eligible to apply for grants from the Johanna Favrot Fund for Historic Preservation.

Membership in National Trust Forum, which provides a wide range of information to those actively involved in preservation activities, is required in order to receive a grant.

Schedule

There is one funding round each year. Applications must be postmarked by February 1. Applicants should be mailed to the appropriate National Trust regional office; faxed applications will not be accepted.

The review process is completed within approximately ten weeks of the application deadline. Applicants will be notified in writing of the decision of the Selection Committee.

Selection Process

Applications for grants from the Johanna Favrot Fund for Historic Preservation will be reviewed and funding decisions made by a Selection Committee, consisting of members appointed by the National Trust and the Favrot Fund. The selection process is very competitive.

Eligible Activities and Projects

Grant awards may be made for activities and projects such as:

- obtaining the services of consultants with expertise in areas such as architecture, planning, economics, archeology, fund raising, media relations, education or graphic design
- obtaining professional advice to strengthen management capabilities
- designing, producing and marketing print and video communications materials
- sponsoring preservation conferences and workshops
- designing and implementing innovative preservation education programs

Ineligible activities include:

- bricks-and-mortar construction, repair and rehabilitation work
- acquisition of real property and interests therein



NATIONAL TRUST
for HISTORIC PRESERVATION

JOHANNA FAVROT FUND FOR HISTORIC PRESERVATION Grant Application

Grants from the Johanna Favrot Fund for Historic Preservation are available to nonprofit organizations and government agencies. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark.

Membership in National Trust Forum is required in order to receive a grant from the Favrot Fund.

Applications should be prepared after reading the program brochure. Additional information may be attached to the grant application.

Incomplete, faxed or handwritten applications will not be considered. Refer to GUIDELINES AND CHECKLIST on the back page.

Completed applications must be postmarked by February 1.

APPLICANT

- Name of Applicant:
 Address:
 City: State: Zip: Telephone:
 Fax: E-Mail Address:
- Contact (individual responsible for project):
 Name: Title:
 Address:
 City: State: Zip: Telephone:
 Fax: E-Mail Address:
- Applicant's National Trust Forum membership number:
- The applicant is: a nonprofit organization a government agency a for-profit business an individual
- If the applicant is a nonprofit organization, please state its mission. State the nature of the business for for-profit businesses.

Not Applicable

PROJECT DESCRIPTION

“Project” refers to the specific activity for which funding is being requested, e.g., feasibility study, workshop, fund-raising plan.

6. Provide the name of project and describe it in 50 words or less.

Creation of a Historic Preservation Plan for Pennington County Courthouse. The project will include a statement of goals, definition of historic context, documentation of existing facility, a condition survey, the historic preservation plan, and formulation of guidelines for historic preservation of the facility.

7. Location of project: City Rapid City

County Pennington

State South Dakota

8. Date(s) project will occur: March 1, through May 1, 2008

9. PROJECT SUMMARY

State project’s purpose, significance, schedule and anticipated outcome. Describe any product(s) that will result from this project (use attachments if necessary).

The project will:

1. Define the goals of Pennington County’s preservation planning effort as it applies to the Courthouse;
2. Define the historic context of the building to establish a common understanding for all the stakeholders in the historic preservation planning effort;
3. Document the existing conditions of the building as it is today;
4. Conduct a condition survey to determine areas of concern or favorability for preservation and rehabilitation;
5. Develop a Historic Building Preservation Plan which will identify the opportunities and challenges related to the preservation of the facility and provide options and recommendations for protection, repair and modification of areas and elements of the building;
6. Prepare an implementation plan in the form of guidelines to coordinate preservation efforts with the County’s overall improvement plans.

The project will the result in the creation of a Building Preservation Plan for the Pennington County Courthouse in the form of a written document to be utilized by the County and it’s consultants.

The schedule for the project will allow the Building Preservation Plan to be utilized in the preparation of an application to the Deadwood Fund for the October 1st deadline.

10. If the project involves a historic resource (site, building, ship, etc.), please provide the following information:

Name of site: Pennington County Courthouse
 Owner: Pennington County
 Address: 315 Saint Joseph Street

Date of construction 1921 to 1924 Building style Beaux Arts
 Architect/builder W. E. Hulse Occupied or vacant Occupied

Has the project site been recognized for its architectural/cultural/ historic significance by any of the following designation programs?

	Yes	No	Date Listed
National Historic Landmark	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
National Register of Historic Places	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1976
State Designation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1976
Local Designation Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

If the applicant does not own the property, describe the owner's involvement with the project and include a letter of consent from the owner.

Describe the significance of the project site (architectural/cultural/historic)

The facility is listed on the National Register of Historic Places. Throughout its life, the Courthouse has played a vital role in the politics, administration of government, and judicial process for the County of Pennington County. To this day, the facility continues its original purpose and use.

Architecturally, the facility is significant as a largely intact example of the Beaux Arts movement. It is the only such facility in Rapid City, and one of only a few examples in the entire state of South Dakota. Since its beginning, the facility has been recognized as a City and area landmark.

11. Explain how the proposed project will contribute to the preservation or recapture of an authentic sense of place.

It will develop a Historic Building Preservation Plan which will identify the opportunities and challenges related to the preservation of the facility and provide options and recommendations for protection, repair and modification of areas and elements of the building. This will include an implementation plan in the form of guidelines to coordinate preservation efforts with the County's overall improvement plans.

12. What additional funds will be leveraged by the requested grant? List other sources of support for the project, identifying both pending requests and funding commitments.

It is anticipated that the Building Preservation Plan will be utilized, in part, to assist Pennington County in applying for preservation funds available to South Dakota historic properties through the Deadwood Fund. The Deadwood Fund program is funded by a portion of the gambling revenue generated in Deadwood, SD. By sharing the Deadwood historic preservation monies, the Deadwood Fund program enables applicants from throughout the state to extend their financial resources to preserve important pieces of South Dakota history. All projects must meet The Secretary of the Interior's Standards for the Treatment of Historic Properties.

13. Describe the effort property owners and local supporters are willing to commit to the project.

The Pennington County Board of Commissioners supports the Buildings and Grounds Department's efforts in pursuing funding for preservation efforts with regard to the Courthouse. The local Historic Preservation Commission and the South Dakota SHPO have endorsed these efforts and have indicated that they will continue to provide support in whatever way they are able.

14. Describe the potential of the project to be a catalyst for positive action to benefit adjacent historic properties, neighborhoods, communities, or open space.

Rapid City's downtown has experienced renewed interest in the preservation of its historic buildings. Although this building is not part of the Downtown Historic District it is considered an important contributing element being only a short distance away. This project will help maintain the momentum and interest in preserving Rapid City's historic treasures.

15. Describe plans for the future maintenance of the property or the continuation of the activity for which grant support is requested.

The project outcomes will be utilized to identify and plan future preservation projects and provide guidelines for rehabilitation of the Courthouse as the County's space needs change. Outcomes will also assist the County in applying for other preservation funds.

16. Describe the applicant's ability and commitment to carry out the proposed plans or activity if assistance is awarded.

An indication of the commitment of Pennington County's Board of Commissioners is that its members asked the Buildings and Grounds Department to look into applications for grants for the preservation of the Courthouse. The Board of Commissioners can authorize the use of a special reserve fund set aside for just such efforts.

17. The National Trust must approve the qualifications of the personnel selected to conduct the project. If consultants have been chosen, identify them below and attach resume(s). If not, please describe the consultant services and skills needed to carry out the project and consult with the National Trust regional office.

FourFront Design, Inc.,
517 7th Street
Rapid City, SD 57701
Fred Thurston, AIA, David B. Stafford, AIA,
Kenneth L. Anderson, Historian

18. How will support for the project from the National Trust and the Johanna Favrot Fund for Historic Preservation be acknowledged?

The support of the National Historic Trust for Historic Preservation will be acknowledged in the completed preservation plan.

PROJECT BUDGET

The project budget pertains to the proposed grant-funded activity only. Please be sure the budget balances; the total income amount must equal the total expense amount.

With rare exceptions, grants from the Favrot Fund require a dollar-for-dollar cash match. Please identify and attach evidence of anticipated or confirmed sources of funding and other support.

INCOME	AMOUNT	EXPENSES	AMOUNT
Johanna Favrot Fund grant	\$10,000.00	Consultant fee/honorarium	\$19,995.00
Other sources of income		Travel/per diem	
Special Reserve Account	\$9,995.00	Printing	
		Photography	
		Mailing/postage	
		Supplies	
Total Project Income	\$19,995.00	Other (specify)	
		Expenses included in proposal	\$0.00
		Total Project Expenses	\$19,995.00

CONDITIONS

The following conditions apply to grant awards:

- Consultants must be approved by the National Trust regional director before grant funds are disbursed.
- In most cases, at least three competitive bids/quotes must be obtained for any procurement of services that exceeds \$10,000.
- Applicants must agree not to discriminate against any employee or applicant for employment because of race, color, religious, sex, age, national origin or sexual orientation. This obligation extends to disabled veterans, Vietnam-era veterans or handicapped persons.
- Grant recipients must include appropriate acknowledgment of financial support from the Johanna Favrot Fund for Historic Preservation and the National Trust in all publications or other products generated as part of the project.
- Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- A final report and financial accounting for the grant must be submitted upon completion of the project. In most cases, this should occur within one year of the grant disbursement date. The final report must include samples of resulting products and/or photographs showing the results of work supported by the grant.

GUIDELINES AND CHECKLIST

Please read the application form carefully and refer to the program brochure or the National Trust regional office for clarification. All information should be entered in the space provided or "not applicable" inserted. Incomplete applications will not be considered. Materials submitted will not be returned. Applications should be assembled with a manila folder or clip; please do not use plastic covers or binders.

The following materials must be submitted for a complete grant application:

- two (2) signed copies of the completed application form
- up to ten (10) different color photographs of the project site, labeled and dated

Attach one copy of the following materials:

- Articles of incorporation, a list of the current members of the Board of Directors, and Internal Revenue Service determination letter of tax-exempt status if the applicant is a nonprofit organization. If tax-exempt status has not been fully approved by the IRS, please provide evidence of filing for certification and letter of opinion from an attorney concerning the applicant's tax status.
- Documentation identifying the applicant as part of a state, regional, county, or local government if the applicant is a public agency
- Resume(s) of consultant(s) being considered for the project
- Resume(s) of personnel administering the program
- Letters of endorsement

Mail completed application and attachments to the National Trust regional office serving your state. A list of National Trust regional offices is included in the Johanna Favrot Fund for Historic Preservation brochure or call (202) 588-6197 for the correct address. The review process is normally completed within ten weeks of the postmark deadline. Applicants are notified in writing.

CERTIFICATION

Acting as duly authorized representative of the described project and its sponsoring organization/agency/business, I am submitting this request for a grant from the Johanna Favrot Fund for Historic Preservation.

Name Nancy Trautman Title Vice-Chairperson, P.C. Board of Commissioners
Signature *Nancy Trautman* Date 02/01/2008



Pennington County Courthouse (North Façade)

Photo: Buildings & Grounds Depart.



Pennington County Courthouse (South Façade)

Photo: Buildings & Grounds Depart.



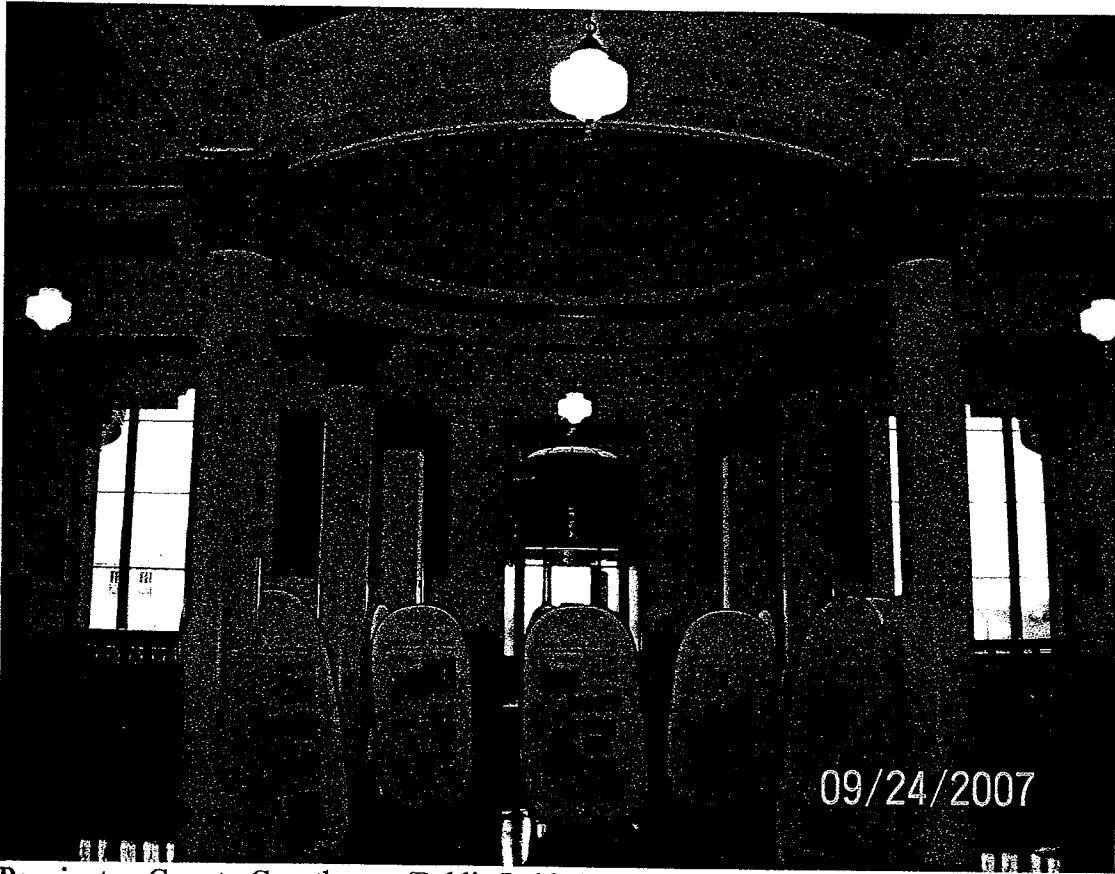
Pennington County Courthouse (North Façade)

Photo: Buildings & Grounds Depart.



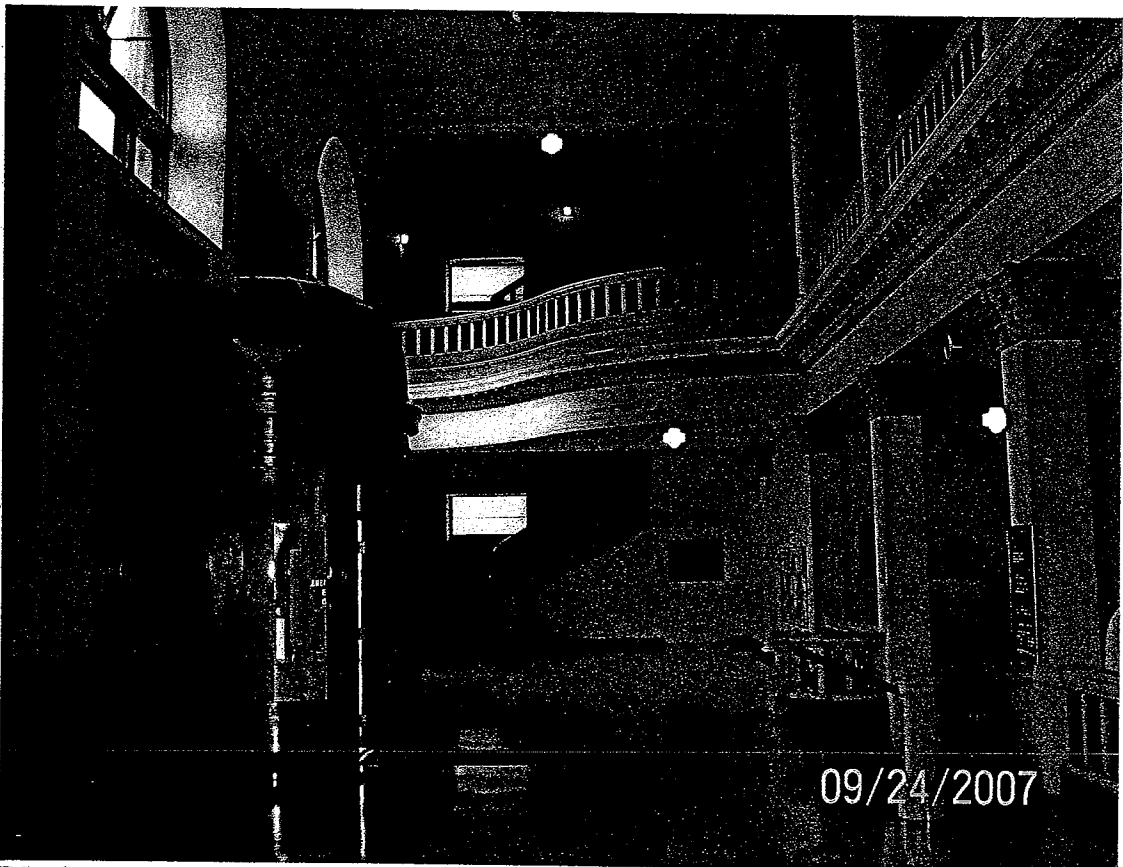
Pennington County Courthouse (South Façade)

Photo: Buildings & Grounds Depart.



Pennington County Courthouse (Public Lobby)

Photo: Buildings & Grounds Depart.



Pennington County Courthouse (Main Foyer)

Photo: Buildings & Grounds Depart.

R. FRED THURSTON, AIA, NCARB

Project Responsibilities: Historic Architect, responsible for Programming, Preliminary Design, Design Development and Project Oversight

Professional History:

FourFront Design, Inc., Rapid City, SD - Principal Architect and Vice President, Present
Thurston Design Group, LLP, Rapid City, SD - Principal Architect & Managing Partner, 1997 - 2006
Architecture by Thurston, Rapid City, SD - Principal Architect and Sole Proprietor, 1981 - 1997

Representative Projects:

Historic Preservation and Adaptive Re-use:

Swander's Grocery Restoration, Rapid City, SD
Project Architect

Abbott House, Mitchell, SD
Project Architect

Gambrill Building Adaptive Re-use, Rapid City, SD
Project Architect

Rapid City Fruit Building Restoration, Rapid City, SD
Architect of Record

Deadwood Depot Restoration, Deadwood, SD
Project Architect

Historic District In-fill:

Midnight Rose Parking Structure, Cripple Creek, CO
Project Architect

Broadway Parking Structure, Deadwood, SD
Project Architect

First Western Bank, Rapid City, SD
Project Architect

Education:

Bachelor of Architecture, Montana State University, Bozeman, MT - 1974

Registrations:

Architecture: Colorado, Montana, Nebraska, South Dakota, Wyoming
National Council of Architectural Registration Boards, NCARB Certified

DAVID STAFFORD, AIA

Project Responsibilities:

Project Manager, Project Architect, Quality Control, Construction Administration and Documentation

Professional History:

FourFront Design, Inc., Rapid City, SD - Senior Architect, 2006 - Present

Thurston Design Group, LLP, Rapid City, SD - Architect/Partner, 1989 - 2006

Robbins & Stearns, Rapid City, SD - Director of Architectural Services, 1971 - 1989

Qualifications:

Mr. Stafford provides construction documentation for many of the historic, and historic district in-fill projects completed by FourFront Design, and its predecessor firms. He is well-versed in historical construction methodology, and is able to provide design and constructibility solutions that complement, or when appropriate, replicate historic detailing utilized in the original buildings of the period.

Representative Projects:

Deadwood Depot Interpretive Center, (Historic Depot Restoration) Deadwood, SD

Franklin Hotel Remodel, Deadwood, SD

Project Architect

Broadway Parking Structure, Deadwood, SD

Midnight Rose Parking Structure, Cripple Creek, CO

Silverado Casino Expansion, Deadwood, SD

Education:

Bachelor of Science in Architecture - Rensselaer Polytechnic Institute, Troy, NY - 1971

Registrations:

Architecture: South Dakota

Affiliations:

Member, AIA American Institute of Architects

President, South Dakota Board of Technical Professions

Member, NCARB National Board

KEN ANDERSON

Project Responsibilities:

Client Relations Manager

Professional History:

FourFront Design, Inc., Rapid City, SD - Director, Business and Corporate Development 2006 - Present

Thurston Design Group, LLP, Rapid City, SD - Partner, 2000 - 2006

Thurston Design Group, LLP, Rapid City, SD - Business Manager, 1993 - 2000

Lowe Roofing of Wyoming, Worland, WY - Branch Manager, 1991 - 1993

Washakie County School District #1, Worland, WY - Educator, 1988 - 1991

Representative Projects:

Swander's Restoration

IT Coordination, Specifications and Planning

HABS

Readiness Building SD-21-B

Rushmore Air Force Station, Steam Plant Building SD-21-C

Rushmore Air Force Station, Officers' Quarters SD-21-D

Rushmore Air Force Station, Security Central Control Building SD-21-E

Ellsworth Air Force Base, Airmen's Dormitory SD-21-F

Ellsworth Air Force Base, Airmen's Dormitory SD-21-G

Ellsworth Air Force Base, Airmen's Dormitory SD-21-H

HAER

Bridge No. 50-200-035, Spanning Big Sioux River, HAER SD-51

OTHER

Bridge Spanning Marne Creek, Yankton, SD (To HAER Standards)

Grain Elevator Recordation, Vayland, SD SHPO Office

Several Historic Register Nomination, Tax Moratorium Applications

Education:

Bachelor of Science in Education, Black Hills State College, Spearfish, SD - 1987

Extended Education:

Multiple Seminars Business Management

DPIC Design Professionals Liability Education Program

Carlisle Syntec Systems Installer Certification Seminar

Affiliations:

Past President and Board Member, Rapid City Arts Council

Michael S. Kuhl

PROFESSIONAL EXPERIENCE

Pennington County Buildings & Grounds Rapid City, South Dakota December 2006 to Present
Construction Project Manager

Responsible for contract & construction administration, selection/ coordination of design consultants, strategic planning for county facilities, design review of contract projects, project cost estimating, code review and in-house design/ document preparation. The Construction Project Manager is also responsible for maintaining construction documentation on existing county facilities.

Lund Associates, LTD. Rapid City, South Dakota April 2002 to December 2006
Project Manager

Responsible for design, code review, cost estimating, coordination of consultants, construction document preparation, and construction administration.

Williams & Associates Architecture, Inc. Spearfish, South Dakota July 1996 to April 2002
Intern Architect / Project Manager

Responsible for design, code review, cost estimating, coordination of consultants, construction document preparation, and construction administration.

Rogers, Perlenfein & Associates Fargo, North Dakota May 1994 to Dec. 1995
Architectural Intern (concurrent with education)

Responsibilities included CAD drafting, redlining shop drawings, filing and various other office duties.

North Dakota State University Fargo, North Dakota Jan. 1994 to May 1994
Teaching Assistant (concurrent with education)

Assisted students with their work and corrected assignments.

United Building Center Chamberlain, South Dakota May 1998 to Aug. 1991
Estimator/ Draftsman

Designed, estimated and sold material for homes. Managed accounts, ordered materials and monitored schedules.

OTHER VALUED EXPERIENCE

SD Army National Guard -842nd Engineer Co. Spearfish, South Dakota Aug. 1996 to Jan. 2000
Soldier / Crane Operator

Trained in skills critical to a soldier and my MOS (crane operator). Learned to operate and maintain a variety of types of construction equipment. Learned to work as part of a team to complete the unit's mission. Developed leadership skills through the completion of Primary Leadership Development Course and observation of other leaders. Honorably Discharged from National Guard at the rank of Sergeant.

ND Army National Guard -HSC 142nd ECB (HV) Fargo, North Dakota Dec. 1991 to Aug. 1996
Soldier / Crane Operator

Trained in skills critical to a soldier and my MOS (crane operator).

Michael S. Kuhl

(continued)

EDUCATION and TRAINING

North Dakota State University, 1996

- Bachelor of Architecture
- Bachelor of Environmental Design
- Concentration in Construction Management
 - *Cumulative GPA: 3.25*
 - *Phi Kappa Phi Honor Society*
 - *Tau Sigma Delta Honor Society*
 - *Recipient of the American Institute of Architects/ American Architectural Foundation Scholarship*
 - *1 of 4 nominated for Tau Sigma Delta's annual award for design performance*
 - *Dean's List*

Mitchell Area Vocational Technical School, 1989

- Associates Degree in Architectural Drafting and Building Construction
 - *Trained as a Draftsman and Carpenter*

South Dakota School of Mines and Technology

- Enrolled in the Mechanical Engineering program, 1985-1987

Intern Development Program (2002) NCARB

Code Seminars -1997 Uniform Building Code/ 2000, 2003, 2006 International Building Code

Primary Leadership Development Course (1998) Army National Guard

NHS Leadership Academy (2005) Neighborhood Housing Services

Community Leadership Training (2006) NeighborWorks America

COMMUNITY INVOLVEMENT

- Member of Lead Planning & Zoning Commission
- Co-founder and Co-Chairman of Mountain Top Block Club
- Co-Chairman of Lead Neighborhood Council
- Judge for 2004 CIC Craftsmanship Awards
- KAP Fair (Kids, Activities, Programs) Committee
- Warm & Safe Committee
- NHS Success Measures Committee



Pennington County
Commissioners
315 Saint Joseph Street,
Suite 156
Rapid City, SD 57701
(605) 394-2171
Fax – (605) 394-6833

February 1, 2008

Ms. Jennifer Buddenborg
Program Officer, Mountains/ Plains Office
National Trust for Historic Preservation
535 16th Street, Suite 750
Denver, CO 80202

RE: Pennington County Courthouse Preservation Plan


Ms. Jennifer Buddenborg:

The Pennington County Board of Commissioners wishes to express our support for the Buildings and Grounds Department's application to the Frances "Peg" Lamont and the Johanna Favrot Funds for creation of a Preservation Plan for the County Courthouse. If an award is granted from either of these funds the Board of Commissioners will make matching funds available from a special reserve account set aside for just such a purpose.

We would also like to state that Mike Peterson and Mike Kuhl of the Buildings and Grounds Department are authorized representatives of the County in pursuing these grant applications.

Please let us know if we can be of further assistance in moving this project forward.

Sincerely,


Nancy Trautman
Vice-Chairperson
Pennington County Board of Commissioners

Historic Preservation Commission of Rapid City

300 sixth st. rapid city, s.d. 57701

February 1, 2008

Ms. Jennifer Buddenborg
Program Officer, Mountains/Plains Office
National Trust for Historic Preservation
535 16th Street, Suite 750
Denver, CO 80202

RE: Pennington County Courthouse Preservation Plan

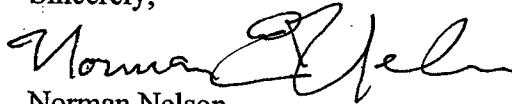
Ms. Jennifer Buddenborg:

The purpose of this letter is to express our support, as the Historic Preservation Commission of Rapid City, for Pennington County's application to the Frances "Peg" Lamont and the Johanna Favrot Funds for creation of a Preservation Plan for the County Courthouse, an individually listed National Register property. The Pennington County Commission has recently begun discussion of renovation of the interior of the building, and we are concerned that the fabric of the structure not be damaged.

We believe creation of a Preservation Plan for the Courthouse is an important step toward ensuring preservation of this historically significant building. A plan would provide the county with direction for future preservation and restoration efforts and information to assist with other grant applications. A plan would also serve as a guideline to protect historic elements during building modifications, required to serve the county's changing needs.

Please let us know if we can be of further assistance in moving this project forward.

Sincerely,



Norman Nelson
Vice-Chairperson
Rapid City Historic Preservation Commission



rapid city's oldest known structure



Department of Tourism and State Development

28 January 2008

Mike Kuhl
302 Kansas City Street
Rapid City SD 57701

Dear Mr. Kuhl:

The South Dakota State Historic Preservation Office supports the proposed restoration and rehabilitation to the Pennington County Courthouse. We also strongly encourage the development of a preservation assessment/plan to determine the proper treatments for the historic materials. We would recommend applying for the *Peg Lamont* and/or *Johanna Favrot Funds* through the National Trust for Historic Preservation to help develop a preservation plan.

Sincerely,

Chris B. Nelson
Historic Preservation Specialist

Office of Tourism
Governor's Office of Economic
Development
Tribal Government Relations

711 E Wells Ave / Pierre, SD 57501-3369
Phone: 605-773-3301 / Fax: 605-773-3256
travelsd.com / sdgreatprofits.com /
sdtribalrelations.com

South Dakota Arts Council

800 Governors Dr. / Pierre, SD 57501-2294
Phone: 605-773-3131 or 1-800-423-6665 in SD
Fax: 605-773-6962
sdac@state.sd.us / sdarts.org

South Dakota State
Historical Society

900 Governors Dr. / Pierre, SD 57501-2217
Phone: 605-773-3458 / Fax: 605-773-6041
sdhistory.org

South Dakota Housing
Development Authority

PO Box 1237 / Pierre, SD 57501-1237
Phone: 605-773-3181 / Fax: 605-773-5154
sdhda.org



**Frances “Peg” Lamont Preservation Services Fund
Grant Application**



Frances "Peg" Lamont Preservation Services Fund

Project: Pennington County Courthouse Preservation Plan

Documents Included:

- Two (2) Signed Copies of Completed Application Form
- Two (2) 4 x 6 Photographic Prints of Courthouse
- Four (4) Digital Images of Courthouse
- Resumes from Four Front Design Inc. (consultant being consider for project)
 - Fred Thurston
 - David Stafford
 - Ken Anderson
- Resume of Person Administering Project
 - Michael Kuhl
- Letter of Endorsement from Pennington County Board of Commissioners
 - Matching funds available
 - Statement that application is authorized
- Other Letters of Endorsement
 - Rapid City Historic Preservation Commission
 - South Dakota State Historic Preservation Office



NATIONAL TRUST
for HISTORIC PRESERVATION®

NATIONAL TRUST PRESERVATION FUNDS Guidelines and Eligibility

Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector. A small grant at the right time can go a long way and is often the catalyst that inspires a community to take action on a preservation project.

Grants generally range from \$500 to \$5,000. The selection process is very competitive. Applicants are encouraged to develop proposals carefully and to complete the application form with the assistance and guidance of the National Trust regional office serving their state. The review process is generally completed within six weeks of the application deadlines, and applicants are notified in writing once the review process is complete.

Application postmark deadlines are February 1, June 1, and October 1.

ELIGIBLE APPLICANTS

Public agencies, 501(c) (3), and other nonprofit organizations are eligible. Applicants that have received previous National Trust financial assistance are eligible provided that all grant requirements are current.

No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

GRANT CONDITIONS

Applicants must be capable of matching the grant amount dollar-for-dollar. A cash match is required and can come from private or public sources, or from income earned from registration fees or fundraising activities. Donated materials and services, staff salaries and organizational overhead costs are not eligible sources of a match. Other funding from the National Trust may not be used to match an NTPF grant.

Grants or matching funds cannot be used directly or indirectly to influence a member of Congress to favor or oppose any legislation or appropriation.

Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Successful applicants are required to become members of National Trust Forum, the National Trust's professional level membership, prior to the disbursement of grant funds. For information on Forum, visit <http://forum.nationaltrust.org/>

At least three (3) competitive bids/quotes must be obtained for any procurement of services that exceed \$25,000. This provision applies only to portions of the project supported by NTPF grant funds.

Grant recipients must include appropriate acknowledgement of National Trust financial support in all printed materials generated for the project.

Consultants must be approved by the National Trust before grant funds are disbursed.

Applicants must agree not to discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin or sexual orientation. This obligation also extends to disabled veterans, Vietnam-era veterans, and handicapped persons.

Within one year from the grant disbursement date, a final report and financial accounting of the expenditure of the grants must be submitted. If the project is not completed in accordance with the contract, the grant funds must be returned.

Grant recipients are required to sign a contract agreeing to the conditions of the program.

ELIGIBLE ACTIVITIES

National Trust Preservation Fund grants are awarded for planning activities and education efforts focused on preservation.

Planning: Support for obtaining professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fundraising, organizational development, and law. Eligible planning activities include, but are not limited to:

- Hiring a preservation architect or landscape architect to produce a historic structure report or historic landscape master plan
- Hiring a preservation planner to produce design guidelines for a historic district
- Hiring an organizational development consultant to facilitate a strategic planning retreat for the board of a nonprofit preservation organization
- Hiring a real estate development consultant to produce an economic feasibility study for the reuse of a threatened structure

- Hiring a fundraising consultant to launch a capital campaign for a building rehabilitation
- Sponsoring a community forum to develop a shared vision for the future of a historic neighborhood

Education and Outreach: Support for preservation education activities aimed at the public. Examples of eligible activities include:

- Sponsoring a workshop on the preservation of burial grounds or cultural landscapes
- Underwriting travel costs or honoraria for a keynote speaker at a statewide preservation conference
- Preparing a manual on the use of transportation enhancement funds for preservation projects
- Developing a curriculum on ethnic heritage for schoolchildren
- Hiring a media relations consultant to publicize an endangered properties list

INELIGIBLE ACTIVITIES

- Building or other construction activities
- Academic research
- Acquisition of real property or objects
- Historic resource surveys to create inventories or to list resources in the National Register

ELIGIBLE EXPENSES

- Fees for consultant services
- Speaker/faculty costs (honoraria, travel, and lodging), room rental for conferences
- Mailing costs for distribution of materials
- Web site development
- Materials and services such as printing, photographs, telephone, and supplies. With the exception of publications projects, these costs may not exceed 10 percent of the project budget

INELIGIBLE EXPENSES

- Staff or faculty salaries
- Organizational overhead costs
- Catering, food and beverage, entertainment
- Construction or other capital improvement costs
- Expenses incurred prior to award date

CRITERIA

The regional office review committee will select grant recipients by considering, among other points, the following criteria:

- The significance of the project or resource
- The need for funding and the urgency of the project
- The project's budget and the applicant's proven ability to secure a match
- Evidence of community support for the project
- The project's timeline
- The long-term objectives or impact of the project
- The qualifications of the key personnel, including consultants
- The demonstrated ability of the applicant to complete preservation projects
- The potential to replicate the project in other communities

HOW TO APPLY

All applicants must complete the National Trust Preservation Funds application form. Completed applications and attachments should be mailed to the appropriate National Trust regional office serving your state. Regional office staff can provide helpful guidance for the application process. **Contacting your regional office before submitting an application is highly recommended.**

Midwest Office

53 W. Jackson Blvd., Suite 350
Chicago, IL 60604
312-939-5547 ▪ mwro@nthp.org
(IL, IN, IA, MI, MN, MO, OH, WI)

Mountains/Plains Office

535 16th Street, Suite 750
Denver, CO 80202
303-623-1504 ▪ mpro@nthp.org
(CO, KS, MT, NE, ND, SD, UT, WY)

Northeast Office

7 Faneuil Hall Marketplace, 4th Floor
Boston, MA 02109
617-523-0885 ▪ nepo@nthp.org
(CT, DE, ME, MA, NH, NJ, NY, PA, RI, VT)

Northeast Field Office

6401 Germantown Avenue
Philadelphia, PA 19144
215-848-8033 ▪ nero@nthp.org
(DE, NJ, PA)

Southern Office

456 King Street
Charleston, SC 29403
843-722-8552 ▪ soro@nthp.org
(AL, FL, GA, KY, LA, MS, NC, SC, TN, PR, VI)

Southern Field Office

1785 Massachusetts Ave., NW
Washington, DC 20036
202-588-6107 ▪ sfo@nthp.org
(DC, MD, VA, WV)

Southwest Office

500 Main Street, Suite 1030
Fort Worth, TX 76102
817-332-4398 ▪ swro@nthp.org
(AR, NM, OK, TX)

Western Office

The Hearst Building
5 Third Street, Suite 707
San Francisco, CA 94111
415-947-0692 ▪ wro@nthp.org
(AK, AZ, CA HI, ID, NV, OR, WA,
Pacific Island territories)



NATIONAL TRUST
for HISTORIC PRESERVATION®

NATIONAL TRUST PRESERVATION FUNDS Grant Application

Grants from National Trust Preservation Funds (NTPF) are available to nonprofit organizations and government agencies. Applications should be prepared after reading the grant eligibility requirements, guidelines and criteria, and after consulting with the National Trust regional office serving your state.

Enter information or "not applicable" in the space provided for a response. Please limit your response to the space provided.

A reasonable amount of additional information may be attached. Incomplete, faxed, or handwritten applications will not be considered. Applications cannot be submitted electronically.

Refer to the CHECKLIST on the last page for a complete list of required application materials.

Membership in National Trust Forum is required in order to receive a grant from National Trust Preservation Funds.

APPLICANT INFORMATION

1. Name of Applicant: Pennington County

Address: 315 Saint Joseph Street

City: Rapid City

State: SD

Zip: 57701

E-Mail Address: not applicable

Telephone: (605) 394-2171

Fax: (605) 394-6833

Website: http://www.co.pennington.sd.us

2. Contact (individual responsible for project):

Name: Michael Kuhl

Title: Construction Project Manager

Address: 302 Kansas City Street

City: Rapid City

State: SD

Zip: 57701

E-Mail Address: mikek@co.pennington.sd.us

Daytime Telephone: (605) 394-2174

Fax: (605) 394-1916

3. Applicant's National Trust Forum membership number: _____

4. The applicant is: a nonprofit organization a public agency

If the applicant is a nonprofit, has the organization been classified as a tax-exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code?

YES NO If no, what is the organization's current tax status? _____

5. Organization's mission statement.

Not applicable

PROJECT DESCRIPTION

Project refers to the specific activity for which NTPF funding is being requested, e.g., feasibility study, workshop, fundraising plan.

6. Name of Project: Pennington County Courthouse Preservation Plan

7. Date(s) project will occur: March 1, through May 1, 2008

8. Project Location:

City: Rapid City
 County: Pennington
 State: SD
 City's Population: 65,000

9. Project Summary (50 words or less).

Creation of a Historic Preservation Plan for Pennington County Courthouse. The project will include a statement of goals, definition of historic context, documentation of existing facility, a condition survey, the historic preservation plan, and formulation of guidelines for historic preservation of the facility.

10. If the project involves a historic resource (site, building, ship, etc.), please complete the following:

Name of site/historic district: Pennington County Courthouse
 Street Address(es) of site(s): 315 Saint Joseph Street
 City: Rapid City State: SD Zip: 57701-3097
 Date(s) of construction: 1921 to 1924

Is the project site recognized for its architectural/cultural/historical significance by any of the designation programs listed below? Check "eligible" if the site has not been designated, but has been determined eligible for designation by your state historic preservation office.

	Yes	No	Eligible	Year Listed
National Historic Landmark	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___
Individually Listed in National Register of Historic Places	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>1976</u>
Contributing Property to National Register Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___
State Designation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>1976</u>
Local Designation Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___

11. If applicant does not own the property, describe the owner's involvement with the project and include a letter of consent from the owner.

The applicant is the Owner of the property.

12. Describe the project site and explain its significance (architectural/cultural/historical).

The project site is the original location of the Pennington County Courthouse. The building's corner stone was laid in 1922. The facility is listed on the National Register of Historic Places. Throughout it's life, the Courthouse has played a vital role in the politics, administration of government, and judicial process for the County of Pennington County.

Architecturally, the facility is significant as a largely intact example of the Beaux Arts movement. It is the only such facility in Rapid City, and one of only a few examples in the entire state of South Dakota. Since it's beginning, the facility has been recognized as a City and area landmark.

To this day, the facility continues its original purpose and use.

13. Describe the site's current use.

Courthouse for Pennington County, South Dakota.

14. Detailed Project Description. Describe the project's purpose, schedule, and anticipated outcomes. Describe any products that will result from this project.

The project will:

1. Define the goals of Pennington County's preservation planning effort as it applies to the Courthouse;
2. Define the historic context of the building to establish a common understanding for all the stakeholders in the historic preservation planning effort;
3. Document the existing conditions of the building as it is today;
4. Conduct a condition survey to determine areas of concern or favorability for preservation and rehabilitation;
5. Develop a Historic Building Preservation Plan which will identify the opportunities and challenges related to the preservation of the facility and provide options and recommendations for protection, repair and modification of areas and elements of the building;
6. Prepare an implementation plan in the form of guidelines to coordinate preservation efforts with the County's overall improvement plans.

The project will result in the creation of a Building Preservation Plan for the Pennington County Courthouse in the form of a written document to be utilized by the County and its consultants.

It is anticipated that the Building Preservation Plan will be utilized, in part, to assist Pennington County in applying for preservation funds available to South Dakota historic properties through the Deadwood Fund. The Deadwood Fund program is funded by a portion of the gambling revenue generated in Deadwood, SD. By sharing the Deadwood historic preservation monies, the Deadwood Fund program enables applicants from throughout the state to extend their financial resources to preserve important pieces of South Dakota history. All projects must meet The Secretary of the Interior's Standards for the Treatment of Historic Properties.

The schedule for the project will allow the Building Preservation Plan to be utilized in the preparation of an application to the Deadwood Fund for the October 1st deadline.

PLEASE NOTE: Any documents or plans for restoration work that result from this project must comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. If it is anticipated that the proposed project will not meet the Standards, please explain.

15. Describe the targeted audience and estimated attendance, if applicable.

The citizens and employees of Pennington County.

16. Describe future plans for the project beyond the scope of this grant proposal (e.g., how consultant recommendations will be implemented, how education programs will be institutionalized, how publications will be distributed, etc.).

The project outcomes will be utilized to identify and plan future preservation projects and provide guidelines for rehabilitation of the Courthouse as the County's space needs change. Outcomes will also assist the County in applying for other preservation funds.

17. Have any of the following partners been involved in this project?

- State historic preservation office (SHPO), local preservation commission or CLG
- Statewide or local preservation organization
- National Trust regional office
- Other cosponsoring/cooperating organizations

If any of these partners have been involved, please identify the contact person with whom you worked on the project and describe the partner's involvement.

Chris Nelson, Historic Preservation Specialist with the South Dakota State Preservation Office has provided support, direction and guidance with the application process.

Jennifer Buddenborg, Program Officer with the Mountains/ Plains Regional Office of the National Trust for Historic Preservation has provided support, direction and guidance with the application process.

Norman Nelson, Vice-Chairperson of the Rapid City Historic Preservation Commission has supported our application for funding to create a preservation plan.

18. Describe the consultant services and skills needed to carry out the project.

The project will require either a historical architect or preservation planning consultant to carry out the work. The consultant utilized will need to be able to accurately describe the historic contexts, construction methodology, facility components, and preservation opportunities and challenges.

The consultant must be familiar with, and have a working facility with the Secretary of the Interior's Standards for Historic Preservation, the Secretary of the Interior's Standards and Guidelines for Preservation Planning, and the Secretary of Interior's Standards for the Treatment of Historic Properties.

The consultant will also be familiar with working on historical projects in South Dakota, and have a working relationship with the State Historic Preservation Office.

19. Has consultant(s) been chosen?

Yes (please provide the consultant's name and contact information below, and attach his or her resume)

No (please discuss with the National Trust regional office)

FourFront Design, Inc.,
517 7th Street
Rapid City, SD 57701

Fred Thurston, AIA, David B. Stafford, AIA, Kenneth L. Anderson, Historian

PLEASE NOTE: Grant funds will not be disbursed until the National Trust has approved the qualifications of the personnel selected to conduct the project. National Trust Preservation Fund grants cannot be used to pay staff salaries. Board members of the application organization cannot serve as consultants unless appropriate conflict of interest procedures are followed and documented. If consultant services exceed \$25,000, a competitive bid process is required if National Trust funding is received.

20. Has the applicant received National Trust financial assistance in the last two years? Yes No
If yes, provide the name of the project and the year the grant was awarded.

Not applicable

PLEASE NOTE: Applicants are not eligible to receive funding if final reports on previous grants have not been submitted. No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

21. How will National Trust for Historic Preservation support for the project be acknowledged?

The support of the National Historic Trust for Historic Preservation will be acknowledged in the completed preservation plan.

PROJECT BUDGET

The project budget pertains to the proposed NTPF grant-funded activity only. Please be sure the budget balances – the total income amount must equal the total expense amount.

NTPF grant funds must be matched on at least a 1:1 cash basis. Attach evidence of anticipated or confirmed sources of funding and other support. Staff time, overhead costs and donated services or materials cannot be used as match. Matching funds must come from non-National Trust sources.

With the exception of publication projects, materials and services (such as printing, photographs, telephone and supplies) costs may not exceed 10 percent of the budget of the grant-funded portion of the project.

INCOME

*Project income should equal or exceed the project "other" expenses.
project.*

EXPENSES

Sample categories have been provided. Please use spaces to add categories relevant to your

NTPF grant (amount requested from the National Trust)	\$5,000	Consultant fee/honorarium	\$19,995
Matching funds (identify sources and note if funding is anticipated or secured)		Travel/per diem	<u>\$Incl.</u>
Special Reserve Fund for Courthouse	\$14,995	Printing costs	<u>\$Incl.</u>
_____	\$ _____	Photography costs	<u>\$Incl.</u>
_____	\$ _____	Mailing and postage	<u>\$Incl.</u>
_____	\$ _____	Supplies	<u>\$Incl.</u>
_____	\$ _____	Other (specify):	
		HVAC System review/recommend.	<u>\$Incl.</u>
		_____	\$ _____
		_____	\$ _____
		_____	\$ _____
Total Project Income:	<u>\$19,995</u>	Total Project Expenses:	<u>\$19,995</u>

CERTIFICATION

Acting as a duly authorized representative of the applicant, I am submitting this request for a National Trust Preservation Funds grant.

Name: Nancy Trautman

Title: Vice-Chairperson, Pennington County Board of Commissioners

Signature: Nancy Trautman

Date: 02/01/2008

CHECKLIST

- Please read the application form carefully and contact your National Trust regional office for clarification.
- Requested information or “not applicable” should be entered in the space provided.
- Incomplete, faxed or handwritten applications will not be considered.
- Materials submitted will not be returned.
- Please do not use plastic covers or binders; assemble applications and attachments in a manila folder or clip.
- Submission of videos and oversized documents is discouraged.
- Please keep attachments to a minimum.

The following materials must be submitted in order for your application to be considered:

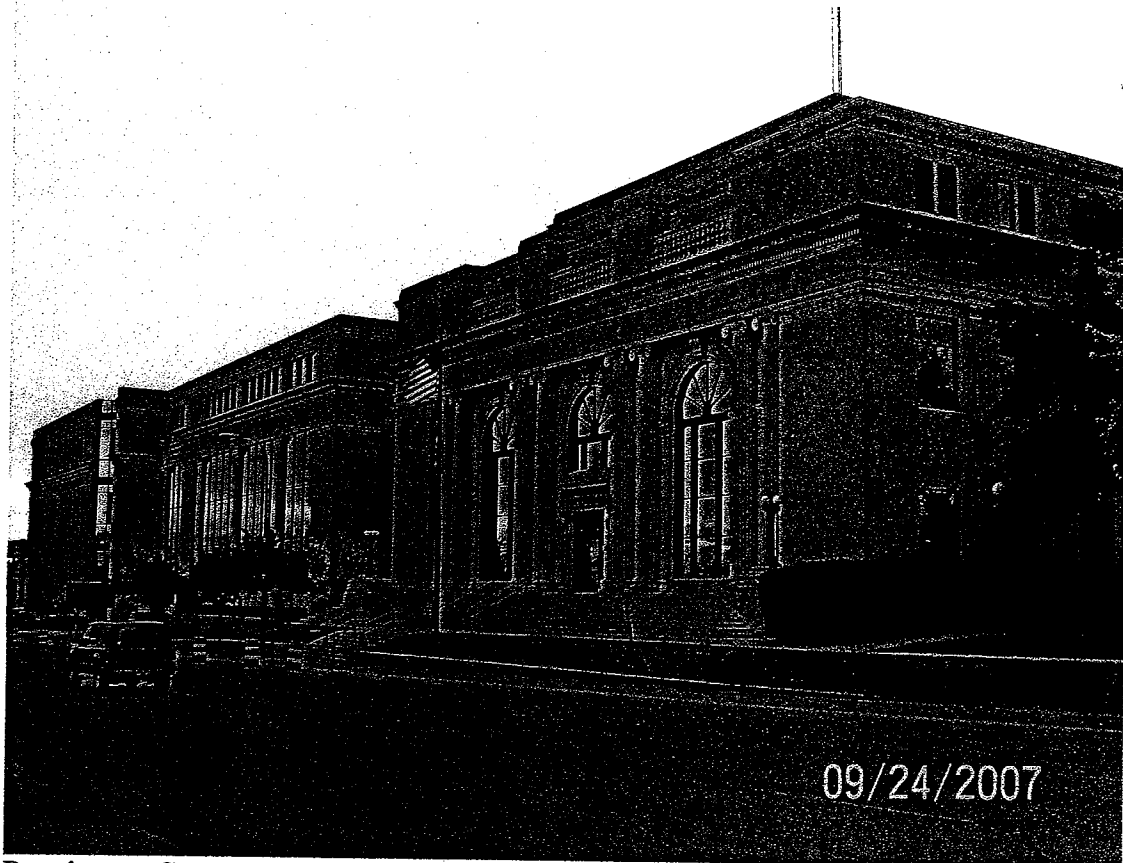
- Two (2)** signed copies of the completed application
- Four (4)** different digital images at a minimum of 300 dpi, identified by project name and location and dated. Photos must include at least one overall view of the property. Please include photo credit information.
- Two (2)** different 4” x 6” or larger photographic prints of the project site identified by project name and location and dated. Please include photo credit information.
- Applicant’s articles of incorporation (nonprofit organizations)
- A list of applicant’s current board of directors (nonprofit organizations)
- Applicant’s Internal Revenue Service determination letter of tax-exempt status. If tax-exempt status has not been fully approved by the IRS, please provide evidence of filing for certification and letter of opinion from an attorney concerning the applicant’s tax status (nonprofit organizations)
- Documentation that the applicant is part of a state, regional, county or local government (public agencies)
- Resume(s) of consultant(s) being considered for the project
- Resume(s) of personnel administering the project
- Evidence of secured or pending matching funds
- Up to three letters of endorsement
- Letter of consent from property owner (if the applicant does not own the property)

Mail the completed application and attachments to the National Trust regional office serving your state. A list of National Trust regional offices appears at the front of this document, and can also be found at

http://www.nationaltrust.org/regional_offices/index.html or by calling 202-588-6197.

The review process is usually completed within six weeks of the deadline and applicants are notified in writing.





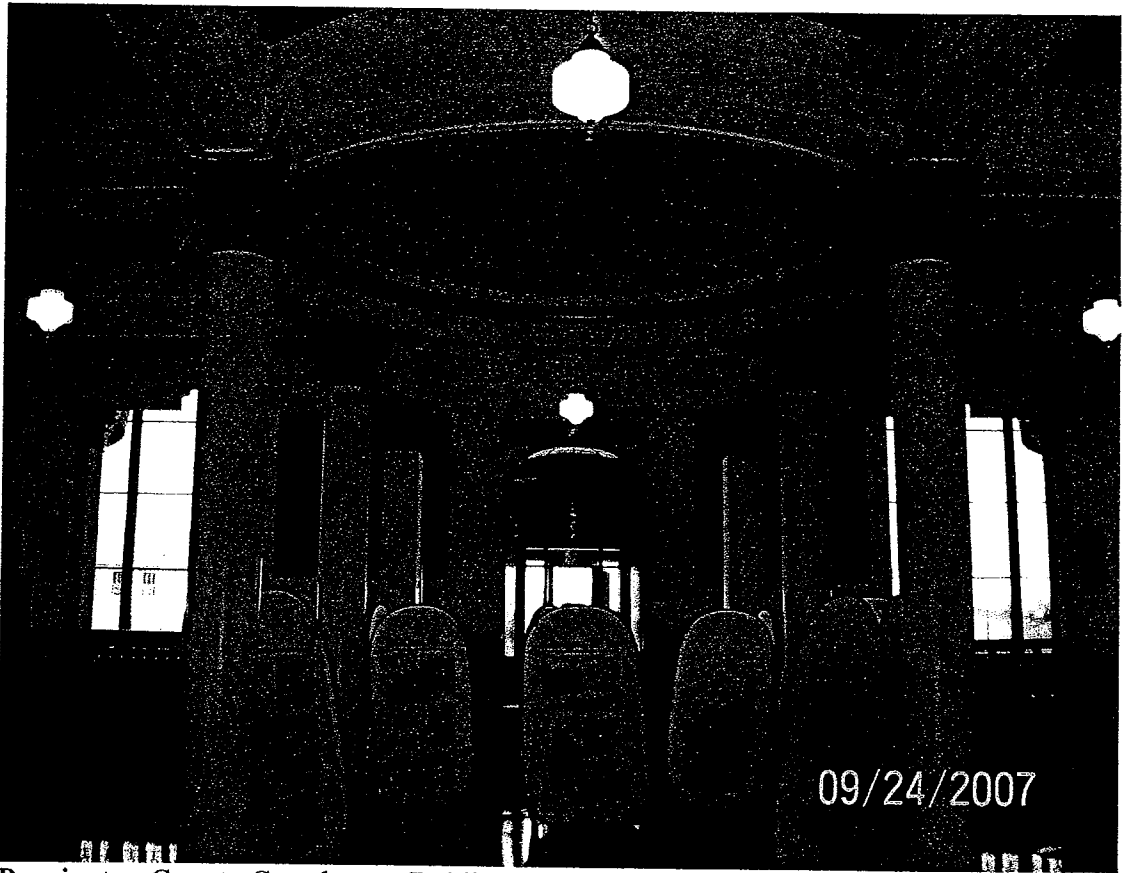
Pennington County Courthouse (North Façade)

Photo: Buildings & Grounds Depart.



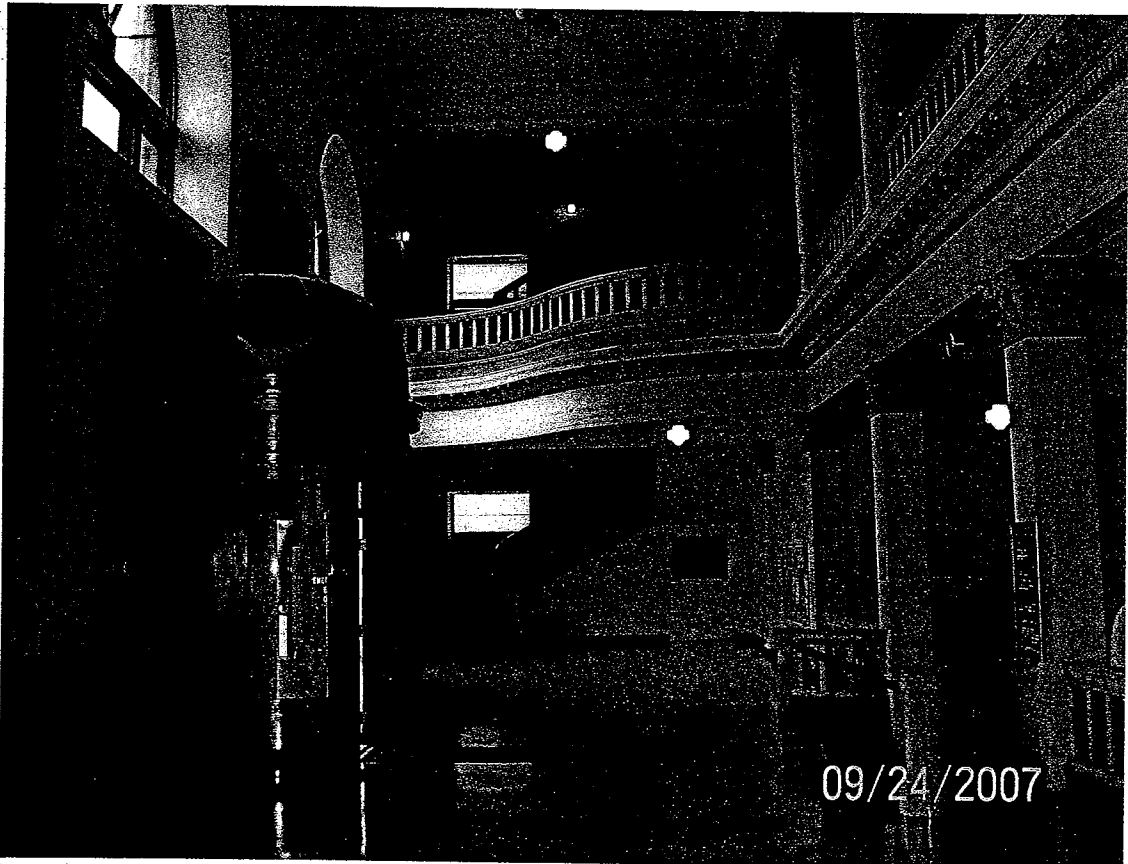
Pennington County Courthouse (South Façade)

Photo: Buildings & Grounds Depart.



Pennington County Courthouse (Public Lobby)

Photo: Buildings & Grounds Depart.



Pennington County Courthouse (Main Foyer)

Photo: Buildings & Grounds Depart.

R. FRED THURSTON, AIA, NCARB

Project Responsibilities: Historic Architect, responsible for Programming, Preliminary Design, Design Development and Project Oversight

Professional History:

FourFront Design, Inc., Rapid City, SD - Principal Architect and Vice President, Present
Thurston Design Group, LLP, Rapid City, SD - Principal Architect & Managing Partner, 1997 - 2006
Architecture by Thurston, Rapid City, SD - Principal Architect and Sole Proprietor, 1981 - 1997

Representative Projects:

Historic Preservation and Adaptive Re-use:

Swander's Grocery Restoration, Rapid City, SD
Project Architect

Abbott House, Mitchell, SD
Project Architect

Gambrill Building Adaptive Re-use, Rapid City, SD
Project Architect

Rapid City Fruit Building Restoration, Rapid City, SD
Architect of Record

Deadwood Depot Restoration, Deadwood, SD
Project Architect

Historic District In-fill:

Midnight Rose Parking Structure, Cripple Creek, CO
Project Architect

Broadway Parking Structure, Deadwood, SD
Project Architect

First Western Bank, Rapid City, SD
Project Architect

Education:

Bachelor of Architecture, Montana State University, Bozeman, MT - 1974

Registrations:

Architecture: Colorado, Montana, Nebraska, South Dakota, Wyoming
National Council of Architectural Registration Boards, NCARB Certified

DAVID STAFFORD, AIA

Project Responsibilities:

Project Manager, Project Architect, Quality Control, Construction Administration and Documentation

Professional History:

FourFront Design, Inc., Rapid City, SD - Senior Architect, 2006 - Present

Thurston Design Group, LLP, Rapid City, SD - Architect/Partner, 1989 - 2006

Robbins & Stearns, Rapid City, SD - Director of Architectural Services, 1971 - 1989

Qualifications:

Mr. Stafford provides construction documentation for many of the historic, and historic district in-fill projects completed by FourFront Design, and it's predecessor firms. He is well-versed in historical construction methodology, and is able to provide design and constructibility solutions that complement, or when appropriate, replicate historic detailing utilized in the original buildings of the period.

Representative Projects:

Deadwood Depot Interpretive Center, (Historic Depot Restoration) Deadwood, SD

Franklin Hotel Remodel, Deadwood, SD

Project Architect

Broadway Parking Structure, Deadwood, SD

Midnight Rose Parking Structure, Cripple Creek, CO

Silverado Casino Expansion, Deadwood, SD

Education:

Bachelor of Science in Architecture - Rennselaer Polytechnic Institute, Troy, NY - 1971

Registrations:

Architecture: South Dakota

Affiliations:

Member, AIA American Institute of Architects

President, South Dakota Board of Technical Professions

Member, NCARB National Board

KEN ANDERSON

Project Responsibilities:

Client Relations Manager

Professional History:

FourFront Design, Inc., Rapid City, SD - Director, Business and Corporate Development 2006 - Present
Thurston Design Group, LLP, Rapid City, SD - Partner, 2000 - 2006
Thurston Design Group, LLP, Rapid City, SD - Business Manager, 1993 - 2000
Low Roofing of Wyoming, Worland, WY - Branch Manager, 1991 - 1993
Washakie County School District #1, Worland, WY - Educator, 1988 - 1991

Representative Projects:

Swander's Restoration

IT Coordination, Specifications and Planning

HABS

Readiness Building SD-21-B

Rushmore Air Force Station, Steam Plant Building SD-21-C

Rushmore Air Force Station, Officers' Quarters SD-21-D

Rushmore Air Force Station, Security Central Control Building SD-21-E

Ellsworth Air Force Base, Airmen's Dormitory SD-21-F

Ellsworth Air Force Base, Airmen's Dormitory SD-21-G

Ellsworth Air Force Base, Airmen's Dormitory SD-21-H

HAER

Bridge No. 50-200-035, Spanning Big Sioux River, HAER SD-51

OTHER

Bridge Spanning Marne Creek, Yankton, SD (To HAER Standards)

Grain Elevator Recordation, Vayland, SD SHPO Office

Several Historic Register Nomination, Tax Moratorium Applications

Education:

Bachelor of Science in Education, Black Hills State College, Spearfish, SD - 1987

Extended Education:

Multiple Seminars Business Management

DPIC Design Professionals Liability Education Program

Carlisle Syntec Systems Installer Certification Seminar

Affiliations:

Past President and Board Member, Rapid City Arts Council

Michael S. Kuhl

PROFESSIONAL EXPERIENCE

Pennington County Buildings & Grounds Rapid City, South Dakota December 2006 to Present
Construction Project Manager

Responsible for contract & construction administration, selection/ coordination of design consultants, strategic planning for county facilities, design review of contract projects, project cost estimating, code review and in-house design/ document preparation. The Construction Project Manager is also responsible for maintaining construction documentation on existing county facilities.

Lund Associates, LTD. Rapid City, South Dakota April 2002 to December 2006
Project Manager

Responsible for design, code review, cost estimating, coordination of consultants, construction document preparation, and construction administration.

Williams & Associates Architecture, Inc. Spearfish, South Dakota July 1996 to April 2002
Intern Architect / Project Manager

Responsible for design, code review, cost estimating, coordination of consultants, construction document preparation, and construction administration.

Rogers, Perlenfein & Associates Fargo, North Dakota May 1994 to Dec. 1995
Architectural Intern (concurrent with education)
Responsibilities included CAD drafting, redlining shop drawings, filing and various other office duties.

North Dakota State University Fargo, North Dakota Jan. 1994 to May 1994
Teaching Assistant (concurrent with education)
Assisted students with their work and corrected assignments.

United Building Center Chamberlain, South Dakota May 1998 to Aug. 1991
Estimator/ Draftsman
Designed, estimated and sold material for homes. Managed accounts, ordered materials and monitored schedules.

OTHER VALUED EXPERIENCE

SD Army National Guard -842nd Engineer Co. Spearfish, South Dakota Aug. 1996 to Jan. 2000
Soldier / Crane Operator

Trained in skills critical to a soldier and my MOS (crane operator). Learned to operate and maintain a variety of types of construction equipment. Learned to work as part of a team to complete the unit's mission. Developed leadership skills through the completion of Primary Leadership Development Course and observation of other leaders. Honorably Discharged from National Guard at the rank of Sergeant.

ND Army National Guard -HSC 142nd ECB (HV) Fargo, North Dakota Dec. 1991 to Aug. 1996
Soldier / Crane Operator

Trained in skills critical to a soldier and my MOS (crane operator).

Michael S. Kuhl

(continued)

EDUCATION and TRAINING

North Dakota State University, 1996

- Bachelor of Architecture
- Bachelor of Environmental Design
- Concentration in Construction Management
 - *Cumulative GPA: 3.25*
 - *Phi Kappa Phi Honor Society*
 - *Tau Sigma Delta Honor Society*
 - *Recipient of the American Institute of Architects/ American Architectural Foundation Scholarship*
 - *1 of 4 nominated for Tau Sigma Delta's annual award for design performance*
 - *Dean's List*

Mitchell Area Vocational Technical School, 1989

- Associates Degree in Architectural Drafting and Building Construction
 - *Trained as a Draftsman and Carpenter*

South Dakota School of Mines and Technology

- Enrolled in the Mechanical Engineering program, 1985-1987

Intern Development Program (2002) NCARB

Code Seminars -1997 Uniform Building Code/ 2000, 2003, 2006 International Building Code

Primary Leadership Development Course (1998) Army National Guard

NHS Leadership Academy (2005) Neighborhood Housing Services

Community Leadership Training (2006) NeighborWorks America

COMMUNITY INVOLVEMENT

- Member of Lead Planning & Zoning Commission
- Co-founder and Co-Chairman of Mountain Top Block Club
- Co-Chairman of Lead Neighborhood Council
- Judge for 2004 CIC Craftsmanship Awards
- KAP Fair (Kids, Activities, Programs) Committee
- Warm & Safe Committee
- NHS Success Measures Committee



Pennington County
Commissioners
315 Saint Joseph Street,
Suite 156
Rapid City, SD 57701
(605) 394-2171
Fax - (605) 394-6833

February 1, 2008

Ms. Jennifer Buddenborg
Program Officer, Mountains/ Plains Office
National Trust for Historic Preservation
535 16th Street, Suite 750
Denver, CO 80202

RE: Pennington County Courthouse Preservation Plan

Ms. Jennifer Buddenborg:

The Pennington County Board of Commissioners wishes to express our support for the Buildings and Grounds Department's application to the Frances "Peg" Lamont and the Johanna Favrot Funds for creation of a Preservation Plan for the County Courthouse. If an award is granted from either of these funds the Board of Commissioners will make matching funds available from a special reserve account set aside for just such a purpose.

We would also like to state that Mike Peterson and Mike Kuhl of the Buildings and Grounds Department are authorized representatives of the County in pursuing these grant applications.

Please let us know if we can be of further assistance in moving this project forward.

Sincerely,


Nancy Trautman
Vice-Chairperson
Pennington County Board of Commissioners

Historic Preservation Commission of Rapid City

300 sixth st. rapid city, s.d. 57701

February 1, 2008

Ms. Jennifer Buddenborg
Program Officer, Mountains/Plains Office
National Trust for Historic Preservation
535 16th Street, Suite 750
Denver, CO 80202

RE: Pennington County Courthouse Preservation Plan

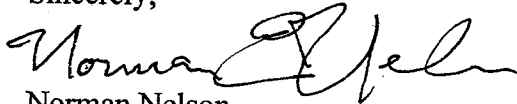
Ms. Jennifer Buddenborg:

The purpose of this letter is to express our support, as the Historic Preservation Commission of Rapid City, for Pennington County's application to the Frances "Peg" Lamont and the Johanna Favrot Funds for creation of a Preservation Plan for the County Courthouse, an individually listed National Register property. The Pennington County Commission has recently begun discussion of renovation of the interior of the building, and we are concerned that the fabric of the structure not be damaged.

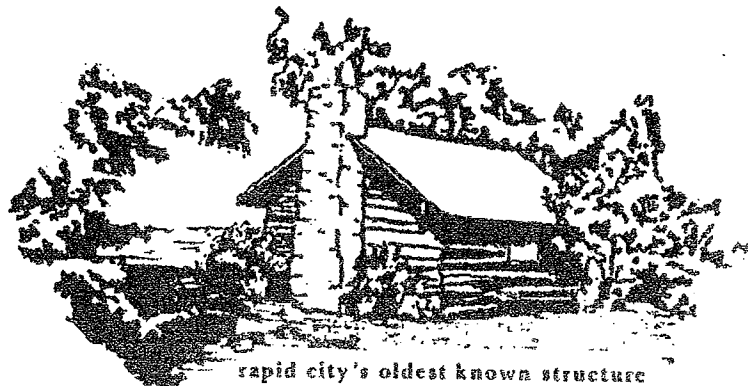
We believe creation of a Preservation Plan for the Courthouse is an important step toward ensuring preservation of this historically significant building. A plan would provide the county with direction for future preservation and restoration efforts and information to assist with other grant applications. A plan would also serve as a guideline to protect historic elements during building modifications, required to serve the county's changing needs.

Please let us know if we can be of further assistance in moving this project forward.

Sincerely,



Norman Nelson
Vice-Chairperson
Rapid City Historic Preservation Commission





Department of Tourism and State Development

28 January 2008

Mike Kuhl
302 Kansas City Street
Rapid City SD 57701

Dear Mr. Kuhl:

The South Dakota State Historic Preservation Office supports the proposed restoration and rehabilitation to the Pennington County Courthouse. We also strongly encourage the development of a preservation assessment/plan to determine the proper treatments for the historic materials. We would recommend applying for the *Peg Lamont* and/or *Johanna Favrot Funds* through the National Trust for Historic Preservation to help develop a preservation plan.

Sincerely,

Chris B. Nelson
Historic Preservation Specialist

Office of Tourism
Governor's Office of Economic
Development
Tribal Government Relations
711 E Wells Ave / Pierre, SD 57501-3369
Phone: 605-773-3301 / Fax: 605-773-3256
travelsd.com / sdgreatprofits.com /
sdtribalrelations.com

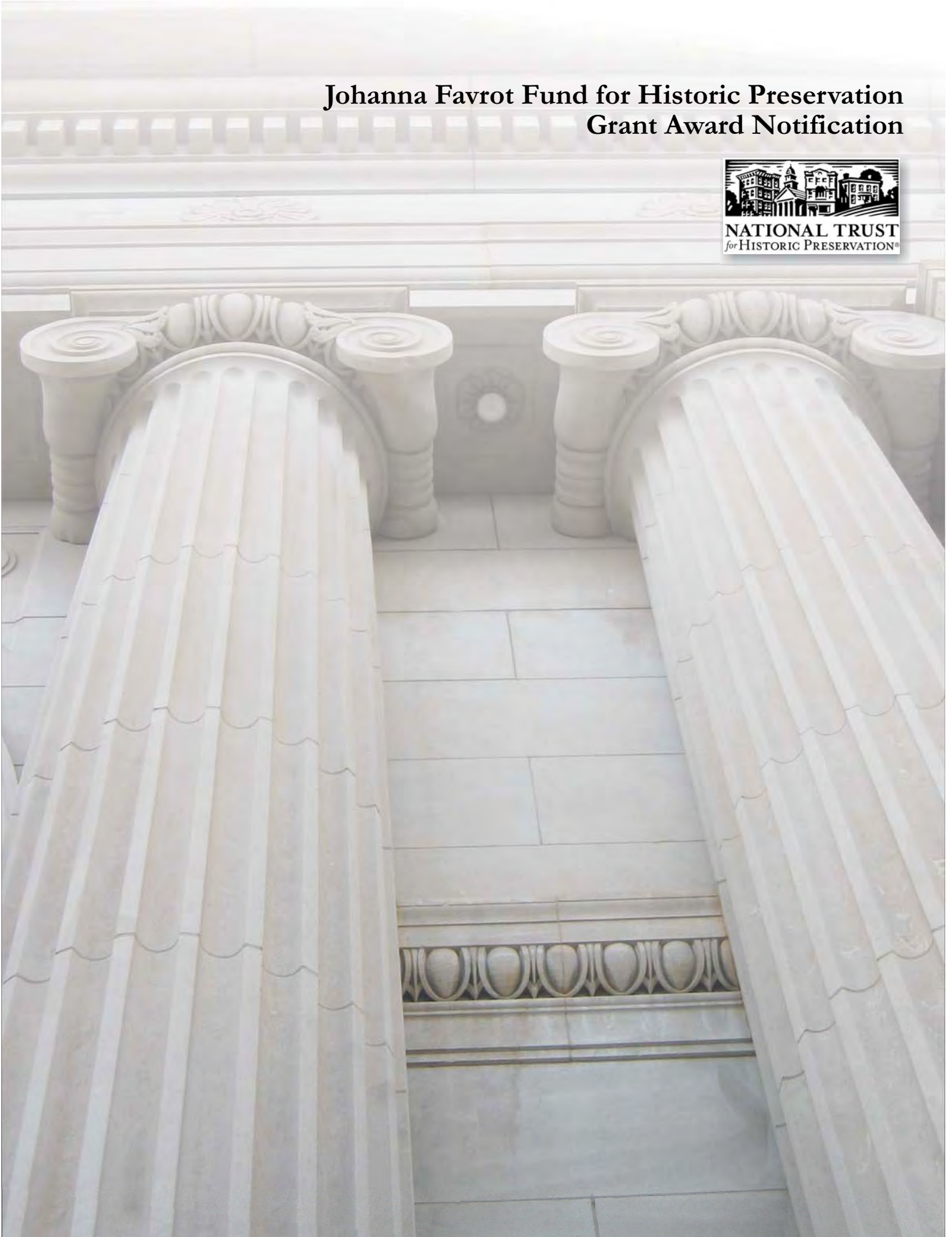
South Dakota Arts Council
800 Governors Dr. / Pierre, SD 57501-2294
Phone: 605-773-3131 or 1-800-423-6665 in SD
Fax: 605-773-6962
sdac@state.sd.us / sdarts.org

**South Dakota State
Historical Society**
900 Governors Dr. / Pierre, SD 57501-2217
Phone: 605-773-3458 / Fax: 605-773-6041
sdhistory.org

South Dakota Housing
Development Authority
PO Box 1237 / Pierre, SD 57501-1237
Phone: 605-773-3181 / Fax: 605-773-5154
sdhda.org



**Johanna Favrot Fund for Historic Preservation
Grant Award Notification**



NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION®

Mountains/Plains
OFFICE

June 2, 2008

Mr. Michael Kuhl
Construction Project Manager
Pennington County
315 Saint Joseph Street
Rapid City, SD 57701

Dear Mr. Kuhl:

It is a pleasure to inform you that Pennington County's application for a Johanna Favrot Fund grant has been approved. We have allocated \$5,000 to match local funds to hire a consultant to complete a preservation plan for the Pennington County Courthouse.

This grant was made possible in part by a gift honoring the 80th birthday of Johanna Favrot to establish the Johanna Favrot Fund for Historic Preservation to save historic environments in and foster appreciation of the nation's communities across the United States.

The National Trust is very supportive of your worthwhile preservation activity. It was selected from among a large number of qualified applicants competing for a very limited amount of funds. We hope that this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Acceptance of this grant is indication of your willingness to conduct your project in conformance with the following special conditions:

1. **Required Match.** This grant must be matched with other funding on a one-to one basis. Evidence of the match must be submitted in the final report required in Paragraph 10.
2. **National Trust Concurrence with Consultant Selection.** We concur with your selection of Four Front Design, Inc. for this project. If you wish to change consultants, new approval must be sought from the National Trust.
3. **Competitive Procurement Process.** You agree that all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. When a procurement exceeds \$10,000, you must seek at least

Mountains/Plains Office
535 16th Street, Suite 750
Denver, CO 80202
P 303.623.1504
F 303.623.1508
E mpro@nthp.org
Serving: CO, KS, MT, NE, ND, SD, UT & WY

National Office
1785 Massachusetts Avenue, NW
Washington, DC 20036
P 202.588.6000
F 202.588.6038
E info@nthp.org
www.PreservationNation.org

three (3) competitive bids or quotes. (This applies to any procurement greater than \$10,000 that is part of this grant-assisted project, whether financed through Preservation Funds or through the matching funds that make up the rest of the project's approved budget.) Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented using the attached Competitive Bid Report Form, which should be retained in your files and made available to the National Trust upon request. You should also maintain procedures to ensure that procurement of goods and services, including consultant services, do not present a conflict of interest.

4. **Prohibition of Lobbying.** You agree that no part of the compensation authorized by this agreement or the matching share will be used, directly or indirectly, to pay for any personal service, advertisement, telegram, telephone, letter, printed or written communication, or any other device intended or designed to influence in any manner a member of Congress, to favor or oppose, by vote or otherwise, any legislation or appropriation by Congress.
5. **Equal Opportunity.** You agree not to discriminate against any employee or applicant for employment because of race, color, religion, gender, age, sexual orientation, or national origin. Further, you agree to take affirmative action to assure that applicants are employed and that employees are treated during their employment without regard to their race, color, religion, gender, age, sexual orientation, or national origin. The obligations of this paragraph also extend to disabled veterans, Vietnam-era veterans and handicapped persons.
6. **Retention of Records.** You must maintain auditable records of all expenditures under this grant for three (3) years after completion of this grant-assisted project.
7. **Planning for Preservation Work.** Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as appropriate.
8. **Publicity and Acknowledgement of Grant Assistance.** For your assistance, we enclose a sample press release format for use in publicizing the grant. The National Trust must be listed as a supporter in any printed material and publicity releases. Should material emanating from this preservation activity be published for distribution, appropriate acknowledgement of the Trust's participation should be given using the following statement:

"This project has been funded in part by a Johanna Favrot Fund for Historic Preservation grant from the National Trust for Historic Preservation."

In accepting this grant, the grantee agrees to provide the National Trust for Historic Preservation in the United States with a non-exclusive, royalty-free license to use, and to allow others to use, any reports or other materials funded by the grant.

9. **Project End Date.** The time limit for completing your grant-assisted project will be **one year**, commencing from the date of the grant disbursement letter that will

accompany your grant disbursement from the National Trust. Should any problems arise, a written request for an extension of the project must be submitted to our office for consideration within 10 days of the project end date.

10. **Final Report.** Within thirty (30) days of the project end date, you agree to submit two copies of a final report and financial accounting on the use of the grant, as well as two complete copies of materials emanating from the grant, to the National Trust.
11. **The Requirement of Return of Funds.** The National Trust shall require that you return the grant funds, plus accumulated interest, in the event that you: (1) fail to complete the project as described in your application; (2) fail to complete the project within one year of the disbursement date; (3) fail to obtain written approval from the National Trust prior to making a material change to the project; (4) fail to match the grant funds on a dollar-for-dollar cash basis; or, (5) fail to submit the final report within 30 days of the project end date.
12. **Grantee must be National Trust Forum member to receive an award.** Funds cannot be disbursed until the enclosed Forum membership packet with payment is returned.

We would like to complete disbursement of funds to your organization as soon as possible. If we do not hear from you by September 15, 2002 the funds obligated for the project will be returned to our regional fund reserve for the Favrot program.

Please sign and return the original of this letter to my office by August 31, 2002 as your acceptance of this agreement. **(The enclosed copy is for your records.)** By doing this you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement.

Please contact Jennifer Buddenborg in our office for additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,



Barbara Pahl
Director

CONCUR



DATE

7/1/08

TITLE

Chairperson, P.C. Board of Commissioners

Enclosures

cc: Nicky Vann, National Preservation Fund Coordinator
Grant # 39057

**Frances “Peg” Lamont Preservation Services Fund
Grant Award Notification**





February 27, 2008

Mr. Michael Kuhl, Construction Project Manager
Pennington County
315 Saint Joseph Street
Rapid City, SD 57701

Dear Mr. Kuhl:

It is a pleasure to inform you that Pennington County's application for a National Trust Preservation Fund grant has been approved. We have allocated \$2,000 from the Frances "Peg" Lamont Preservation Services Fund for South Dakota to match local funds to hire a consultant to complete a preservation plan for the Pennington County Courthouse.

This grant was made possible in part by a gift from Frances "Peg" Lamont family of South Dakota to establish the Frances "Peg" Lamont Preservation Services Fund for South Dakota.

The National Trust is very supportive of your worthwhile preservation activity. It was selected from among a large number of qualified applicants competing for a very limited amount of funds. We hope that this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Acceptance of this grant is indication of your willingness to conduct your project in conformance with the following special conditions:

1. **Required Match.** This grant must be matched with other funding on a one-to one basis. Evidence of the match must be submitted in the final report required in Paragraph 10.
2. **National Trust Concurrence with Consultant Selection.** We concur with your selection of FourFront Design, Inc. for this project. If you wish to change consultants, new approval must be obtained from the National Trust.
3. **Competitive Procurement Process.** You agree that all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. When a procurement exceeds \$25,000, you must seek at least three (3) competitive bids or quotes. (This applies to any procurement greater than \$25,000 that is part of this grant-assisted project, whether financed through National Trust funds or through the matching funds that make up the rest of the project's approved budget.) Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented using the attached Competitive Bid Report Form, which should be retained in your files and made available to the National Trust upon request. You should also maintain procedures to ensure that procurement of goods and services, including consultant services, do not present a conflict of interest.



*Recipient of the National
Humanities Medal*

MOUNTAINS / PLAINS OFFICE

535 16TH STREET, SUITE 750 • DENVER, CO 80202
303.623.1504 • FAX: 303.623.1508 • WWW.NATIONALTRUST.ORG
SERVING, CO, KS, MT, NE, ND, SD, UT & WY

4. **Equal Opportunity.** You agree not to discriminate against any employee or applicant for employment because of race, color, religion, gender, age, sexual orientation, or national origin. Further, you agree to take affirmative action to assure that applicants are employed and that employees are treated during their employment without regard to their race, color, religion, gender, age, sexual orientation, or national origin. The obligations of this paragraph also extend to disabled veterans, Vietnam-era veterans and handicapped persons.
5. **Retention of Records.** You must maintain auditable records of all expenditures under this grant for three (3) years after completion of this grant-assisted project.
6. **Planning for Preservation Work.** Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as appropriate.
7. **Publicity and Acknowledgement of Grant Assistance.** For your assistance, we enclose a sample press release format for use in publicizing the grant. The National Trust must be listed as a supporter in any printed material and publicity releases. Should material emanating from this preservation activity be published for distribution, appropriate acknowledgement of the Trust's participation should be given using the following statement:

**"This project has been funded in part by a grant from Frances "Peg"
Lamont Preservation Services Fund for South Dakota of the National Trust
for Historic Preservation."**

In accepting this grant, the grantee agrees to provide the National Trust for Historic Preservation in the United States with a non-exclusive, royalty-free license to use and to allow others to use, any reports or other materials funded by the grant.

8. **Project End Date.** The time limit for completing your grant-assisted project will be **one year**, commencing from the date of the grant disbursement letter that will accompany your grant disbursement from the National Trust. Should any problems arise, a written request for an extension of the project must be submitted to our office for consideration within 10 days of the project end date.
9. **Final Report.** Within thirty (30) days of the project end date, you agree to submit to the National Trust, two copies of a final report and financial accounting on the use of the grant, as well as two complete copies of materials emanating from the grant.
10. **The Requirement of Return of Funds.** The National Trust shall require that you return the grant funds, plus accumulated interest, in the event that you: (1) fail to complete the project as described in your application; (2) fail to complete the project within one year of the disbursement date; (3) fail to obtain written approval from the National Trust prior to making a material change to the project; (4) fail to match the grant funds on a dollar-for-dollar cash basis; or, (5) fail to submit the final report within 30 days of the project end date.
11. **Grantee must be National Trust Forum member to receive an award.** Funds cannot be disbursed until the enclosed Forum membership packet with payment is returned.

We would like to complete disbursement of funds to your organization as soon as possible. If we do not hear from you by **March 31, 2008** the funds obligated for the project will be returned to our regional fund reserve for the National Trust Preservation Funds program.

Please sign and return the original of this letter **along with your Forum membership application and dues** to my office by **March 31, 2008** as your acceptance of this agreement. **(The enclosed copy is for your records.)** By doing this you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement.

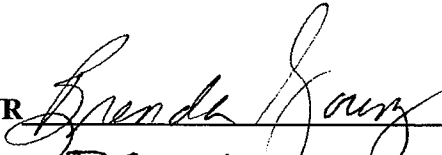
Please contact Jenny Buddenberg in our office for additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,



Barbara Pahl
Director

CONCUR



DATE

3-18-08

TITLE

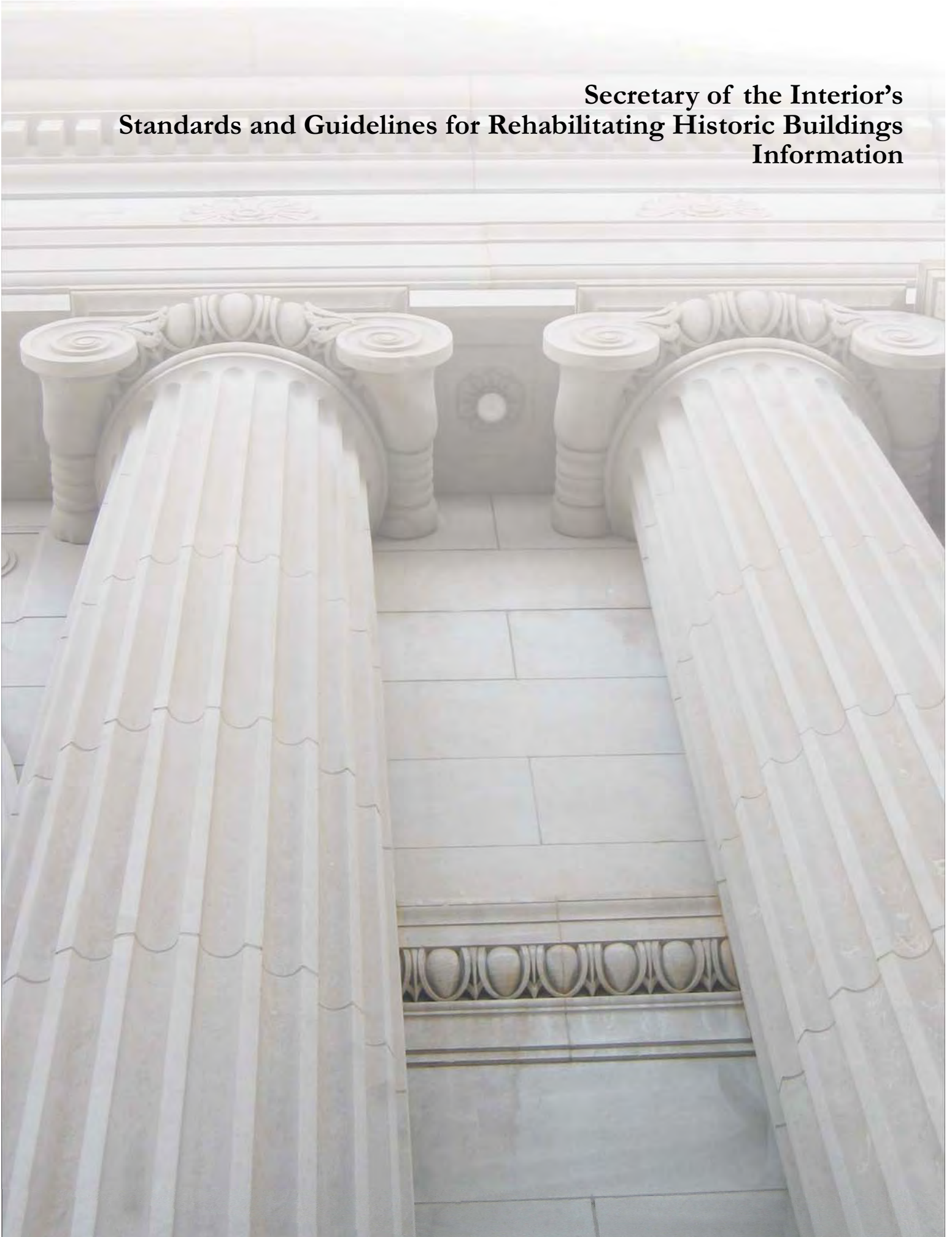
P.C. Commission Chairperson

Enclosures

cc: Nicky Vann, Coordinator, National Trust Preservation Funds

Grant # 39043

**Secretary of the Interior's
Standards and Guidelines for Rehabilitating Historic Buildings
Information**



Secretary of the Interior's *Standards for Rehabilitation of Historic Buildings.*

The National Park Service maintains an excellent website where interested parties can gain a wealth of information on the Secretary of the Interior's standards for the treatment of historic properties. In it, one can find the standards and guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings.

These guidelines have been a basic element of the 1922 Pennington County Historic Preservation plan.

You can visit the site by navigating in a web browser with Internet access to:
<http://www.nps.gov/hps/tps/standguide/>