VERMILLION CARNEGIE LIBRARY HISTORIC PRESERVATION PLAN

prepared for the

The City of Vermillion, South Dakota

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INTRODUCTION

The Vermillion Carnegie Library is located at 12 Church St. in Vermillion, South Dakota. The building is owned by the City of Vermillion. It was constructed in 1903-04 and was listed on the National Register of Historic Places in 1983 for its significance in the areas of architecture, education, and local government.

This document is intended to serve as a planning and management tool, guiding the prioritization and implementation of historic rehabilitation and restoration projects for the building. It contains information about the history of the building, a condition assessment of the building, and recommendations and priorities for the preservation and continued use of the building. The document can be used to support funding requests and is intended to be updated and revised regularly.

Vermillion Carnegie Library (2023)

HISTORICAL OVERVIEW

Brief History of the Vermillion Carnegie Library

The Carnegie Library Building Program was officially established in 1886 when Andrew Carnegie, a philanthropist who made his fortunate in steel manufacturing in Pennsylvania, donated money to build a library in Allegheny, Pennsylvania. Throughout the late 19th century and early 20th century, the Carnegie Library Building Program contributed more than $56 million for more than 2500 libraries in Scotland (Carnegie's homeland), Canada, Australia, New Zealand, South Africa, the West Indies, and the United States. The majority of the building occurred in the U.S. with 1,679 libraries being constructed between 1890 and 1916. In South Dakota, a total of 25 communities and two academic institutions (including the University of South Dakota in Vermillion) built Carnegie libraries.[1]

[1] Susan L. Richards, "The Building of Carnegie Libraries in South Dakota," *South Dakota History* (Pierre, SD: South Dakota State Historical Society Press, Spring 1990), 1-16.

In 1902, residents of Vermillion, noting the inadequacy of the City Hall's "reading room" library, petitioned the city to raise funds to purchase land for a new library building and the Vermillion Public Library Association was established. A donation from the Carnegie Library Building Program was requested that year and in February 1903, a gift of $10,000 from Carnegie was given with the understanding that the City would dedicate $1,000 per year to maintain the library.[2] The City Council agreed to appropriate $1,000 annually and they established a building committee to oversee construction of a new public library. A site was secured and the committee selected Joseph Schwarz, an architect from of Sioux Falls to design the building.[3] Construction on the building began in 1903, and when construction was completed, the library opened in 1904.

With time, discussions about enlarging the building occurred. The first was in 1924, although no additions were made at that time. The issue was revisited in 1935 with a discussion about the possibility of using Works Progress Administration (WPA) assistance in constructing an addition. Plans were drawn and application made, but the plans were tabled and no addition was built. In 1958, the possibility of adding on to the building was again raised, and again, no action taken. It was twenty years later when a new library was built (immediately south of the Carnegie Library) and the old building was no longer used as the library.[4]

Following the closure of the building as a library, a number of organizations expressed interest in using the building, including the Vermillion Area Arts Council and The Vermillion Teen Center (which occupied the space for less than a year). In July 1979, the building was leased to a local law firm and has since been used as law offices.[5] The building was listed on the National Register of Historic Places in 1983. It is still in the ownership of the City of Vermillion.

Previous Preservation/Restoration/Rehabilitation Projects

Work on the building to date has largely been maintenance and modernizations to meet needs through the years. Notations in Evelyn Schlenker's book, *A History of the Two Carnegie Libraries in Vermillion, South Dakota* (2019), indicated that minutes of the Vermillion Library Board and the Vermillion City Council show that various issues were addressed as they occurred. Some of these include fixing the roof and replacing glass in the dome, shoring up floors to support added weight of additional books, installing a drinking fountain, and installing cork flooring to reduce noise. New entrances on the south and northeast sides were built.[6]

Schlenker also cites a 1980 article by Frank H. Adams that describes "improvements" made by the law firm upon their occupancy. These included repairing plaster and painting walls, adding new flooring, replacing the front door (the original doors are stored in the basement), removing paint from woodwork, and structural maintenance in the basement.[7]

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[2] Wally Doolittle and Carolyn Torma, "Vermillion Andrew Carnegie Library," *National Register of Historic Places Inventory-Nomination Form*, 1983.

[3] Evelyn H. Schlenker, *A History of the Two Carnegie Libraries in Vermillion, South Dakota* (Vermillion, SD: Pressing Matters, Inc., 2019), 23.

[4] Ibid., 26-27.

[5] Ibid., 29.

[6] Ibid., 25.

[7] Ibid., 30.

Work completed more recently includes work on the sewer line in 1975 (and again in 2007), painting the dome and exterior trim in 1975, tuckpointing exterior brick in 2000, the installation of a new furnace in 2009-10, and a new roof in 2013.[8]

In 2022, the City applied for a Deadwood Fund grant through the State Historic Preservation Office. The grant application identified several projects for which the City was seeking funding assistance. These included the replacement of windows, repair of water damage and the redirection of water to avoid further damage, the repair of the front steps, and the repair of the cupola. The grant was not funded at that time. The City was encouraged, however, to develop a Preservation Plan to support future requests for grant funding.

HISTORIC STRUCTURE DESCRIPTION

Setting and Environment

The Vermillion Carnegie Library is located at 12 Church St., half of a block south of Main St. in downtown Vermillion. It sits on the east side of the street facing west. The Edith B. Siegrist Library (built to replace the Carnegie Library) is located adjacent to the south. The First Baptist Church is located to the north.

The building sits back from the street and a lawn is located between the building and the street. The lawn is dissected with a concrete sidewalk that runs north-south; there are mature trees in the strip between the street and the sidewalk. The lawn area between the building and the sidewalk is enclosed with a metal post and tube railing "fence" to discourage passersby from walking across the lawn. A concrete sidewalk, the width of the steps to the building, provides access from the sidewalk to the building. A narrower concrete sidewalk is located on the south side of the building, providing access from the front sidewalk to the side entrance near the rear of the building. There are also narrow lawn areas on the north and south sides of the building, and a larger lawn area behind the building to the east. Immediately adjacent to the foundation on the front (west) side of the building, wrapping around the southwest and northwest corners of the building, are rock planting beds with small shrubs and decorative stones. The rock planting beds are separated from the lawn areas (and sidewalk on the south side) by black plastic pliable edging. The lawn at the rear of the building grows up to the foundation; there are boulders arranged in a semi-circle in the area in front of the basement windows.

Architectural Overview

Stylistically, the Carnegie Library building is an example of Neoclassical architecture. It exemplifies the style with a full-height front portico supported by classical fluted columns with Ionic capitals and a front façade with symmetrically balanced windows and a central entry. Decorative details are consistent with this style of architecture.

The one-story building, which is aligned on a north-south axis, is irregularly shaped and includes a projecting central entrance bay (on the west elevation) flanked by two bays (north and south of the entrance bay) and a centered bay on the rear (east side) of the building, flanked by smaller volumes tucked into the northeast and southeast corners of the building. The building sits on a raised basement articulated by rusticated Sioux

[8] Information found in The City of Vermillion files, May, 2023.

quartzite stone. The stone is laid horizontally in regular courses; the mortar joints are beaded. The portions of the stone walls over the basement window openings is laid vertically at a slight angle with a slightly larger center piece, which gives the appearance of a flat arch with a keystone. The sills of these windows are also quartzite.

The exterior walls of the main floor of the building are veneered with a combination of two types of brick, both light brown in color, set in a running bond pattern. The first of these types is a smooth-faced, solid-colored brick. It is used in the recessed areas that surround the window groupings in the north and south bays, as well as the wall cladding of the entire rear portion of the building. Directly above the window groupings, the brick is set in a "soldier" course and above that there are two corbelled courses, again set in a running bond. In each of the recessed areas, two side windows are separated from a larger central window by wide mullions of this brick; the edges of the brick in the window openings are rounded, which adds a decorative detail.

The second type of brick, also smooth-faced, has dark speckles. It clads the rest of the exterior wall space around the front, north and south bays. It, too, is laid in a running bond with two corbelled courses near the top of the walls. Immediately above the corbelled courses is a narrow course of decorative brick trim. Above this decorative trim are three courses of "soldier" bricks, also corbelled. These courses are topped with another, and more detailed, thin decorative trim, above which are three more courses of brick tucked beneath the overhanging eave of the roof. The mortar used for both types of brick is colored to match the brown brick and the joints are nearly flush with a very slight raking.

Exterior wall (north) showing quartzite stone base, speckled brick and solid-colored brick

The projecting central entrance bay on the front (west) elevation is designed as a portico entry. Notable features include the pedimented gable, in which there is a round emblem with "1903" inscribed in the center, and two fluted columns topped with Ionic capitals. The columns sit on a base of quartzite, which wraps around from the basement walls to create the base walls of the entrance bay. The walls on the north and south sides of the bay, as well as the front wall sections of the bay, are the speckled brick set in a rusticated application.

The walls surrounding the door itself are the solid-colored brick. The decorative details at the top of the walls on the north and south bays continue around the entrance bay. A set of concrete steps provide access to the entrance; solid knee wall railings of quartzite flank the steps. Rounded metal pipe handrails are located near the north and south sides of the steps. The actual doorway is recessed beneath the gabled roof of the bay; the door is a modern aluminum and glass security door that was installed by the law office (it was recently repaired following damage in March 2023). The area above the door includes a wood-framed rounded arch window and a stone panel on which “Carnegie Library” is inscribed. The doorway, panel and arched windows are surrounded by brick trim.

Entrance portico with Neoclassical details

The roof of the building is a shallow hip, with the exception of the gabled roof entrance bay. It is currently covered with asphalt shingles (replaced in 2013) The overhang is relative wide with a closed soffit. Metal rain gutters are attached to the roof edge and are directed to various downspouts around the building. A tall brick chimney pierces the roof at the junction of the hips on the north and east bays.

Most notably on the roof is the dome and cupola, which is centered at the top of the intersecting roof sections. The dome is constructed of metal. The lower portion of the dome, which connects with the roof, is wrapped with a membrane material (variety unknown; likely installed when roofing was replaced in 2013). The upper portion of the dome is painted. The cupola at the top of the dome includes an “skylight” window that lights the interior lobby space. This window has sixteen separate, wedge-shaped panes of glass around a central pane of glass. The exterior edging of the cupola is decorative metal.

The windows in the building are the original wood sash windows set in wood frames. The sills are quartzite stone. Windows on the main floor in the north and south bays consist of groupings of three windows – a larger central window with two narrower windows on each side of the larger window. The lower sashes of the large,

central windows are fixed single-paned; the fixed upper sashes have a decorative criss-cross pattern of muntins that divide the glass panes. The narrow windows have one-over-one operable sashes in the lower portion of the windows; they are topped with fixed sashes with decorative criss-cross muntins. The window grouping in the east side of the rear bay is the same as those in the north and south bays. The remaining windows are predominately one-over-one double-hung sash with the same criss-cross muntin patterns in the transom windows above. Almost all of the windows have storm windows in wood frames. Those that cover the larger windows are divided by thin muntins into six lights; those over the narrower windows are divided into two lights. Those that cover the upper window sections are single-paned. Each of the storm windows is attached to the wooden window framing with metal swivel clips. The original three-over-three wood sash basement windows are intact, but have been covered on the exterior with a composite material in an effort to help curb vandalism to the windows.

Grouping of windows on main level includes large center window flanked by narrower windows; storm windows have narrow muntins; criss-cross muntins of original interior windows are visible through the storm windows; basement windows are covered with a composite vertical siding material

In addition to the front entrance, there are doorways to the basement on the south side and northeast corner of the building. Both are accessed via exterior stairs. The entry on the south side has been enclosed with a small structure that covers the stairs; the small addition is clad with a painted sheet metal stamped to resemble bricks and has a shallow-sloped shed roof. A door with a single window opens into the stairwell. The entrance in the northeast corner is situated under a small wooden deck and set of stairs that accessed the back door on the main floor (which has been sealed off). Neither of the entries to the basement are used at this time.

The interior of the building retains the original spatial layout and many of the original materials. On the main level, the entry opens into a small lobby where the library check-out desk was located. To the north and south of the lobby are two large rooms that were the original reading rooms; directly behind (to the east) of the lobby is a large room that housed the library stacks. Three rounded-arch openings separate this space from the lobby space. A small office, a storage room, and a restroom were located in the smaller spaces tucked into the southeast and northeast corners of the building. All of these spaces provide office and work space for the current tenants. Flanking the steps from the door to the lobby are the stairwells to the balcony and the basement. The balcony is a small, narrow space with a knee wall railing, tucked into the upper portion of the area where the gabled roof meets the hipped roof sections of the building. The original water fountain is still attached to a wall in the lobby.

Office space in the southwest corner of main level

Arches between the lobby and the room in the east bay, from the balcony

The interior finishes on the main floor include painted plaster and lath walls, and wood flooring, most of which is currently covered with sheet vinyl or linoleum. The tall ceilings are clad with an acoustic tile of a composite material. The original trim, with decorative details, is intact. There are turned, wooden corner guards attached to many of the corner intersections. The openings from the lobby to the large spaces in the north and south bays have been infilled with wood framing and frosted, pebbled plexiglass windows and doors to provide privacy for the law offices in those rooms.

The steps to the basement, which were originally a partially open staircase, have been enclosed and are accessed via a doorway on the northwest side of the lobby. The basement includes the space that was the children's library (in the south bay), two storage areas (one in the north bay, one in the east bay), a furnace room (where the old boiler and a new furnace are located), a small storage room in the northeast corner of the basement, and a small restroom across from the bottom of the main stairs.

The interior of the basement walls is constructed of clay tile and is clad in the Old Children's Library with a combination of plaster and lath and wood paneling, in the south storage room with plaster and lath, and in the north storage room with exposed clay tile and brick. The floors in the basement are covered primarily with square tiles; the tiles appear to be of the asbestos tile variety. The ceilings have been dropped and acoustic panels have been applied.

Character-Defining Features and Historic Materials

Because the Carnegie Library is listed on the National Register of Historic Places, it is particularly important to pay attention to the character-defining features and historic materials of the building. Efforts should be made to follow the Secretary of the Interior's Guidelines for Rehabilitation (see attachments), with the intent of retaining the historic features and materials whenever possible. Rehabilitation and restoration efforts to repair deterioration of these features and materials should always be the first consideration; when repair is not possible, replacement in-kind should be considered. Only when features and materials cannot be repaired or replaced in-kind should replacement with a substitute material be considered – and the replaced feature and/or material should match the old in design, color, texture, and where possible, materials.

The following are character-defining features and materials of the Carnegie Library:

Exterior

1. The central entrance portico, including the fluted columns with Ionic capitals, the pediment, and the rounded arch window and "Carnegie Library" panel over the door

2. The window design, materials, and configurations

3. The dome and cupola

4. The two varieties of brick, and its decorative application

5. The Sioux quartzite stone base

6. The hipped roofs over the north, south, and east bays; the gabled roof over the entry bay; the overhanging, soffited eaves

Interior

1. The spatial layout and arrangement of rooms and spaces
2. The plaster and lath walls, wood floors, and acoustic panel ceilings on the main level
3. The window design, materials, and configurations
4. The rounded archways between the lobby space and the east bay
5. Trim work with original finishes and decorative detailing
6. The dome and cupola the provides light over the lobby
7. The spatial layout in the basement

BUILDING CONDITION ASSESSMENT

Previous Evaluations and Assessments

To date, there has been only one formal evaluation and assessment of the building. In 2015, Banner Associates (an Engineer, Architecture and Surveying firm from Sioux Falls) conducted a structural condition assessment of the basement walls. They documented the then-current condition of the wall materials, noting failures in plaster and wood paneling, as well as the clay tile behind the wall cladding. The report concluded that the basement walls appeared to be in satisfactory condition. The primary area of concern was evidence of water damage in the room in the north bay. Their recommendation was to monitor the situation and if there was further evidence of water infiltration, to determine if it was entering through the windows located at grade. If it was determined that the water was coming through the windows, they recommended either replacing or sealing the windows. A copy of this report is on file with the City.

There are no additional previous evaluations and assessments.

Current Evaluation and Assessments

In May 2023, the building was assessed and evaluations were made for the purposed of this Preservation Plan.

In general, the Carnegie Library retains a very high degree of historic integrity and clearly conveys its historic use as the public library in Vermillion. It retains integrity in all seven aspects of integrity as defined by the National Register – location, setting, design, materials, workmanship, feeling and association. In addition, the building is generally in good condition.

There were some areas, however, that were identified as areas of potential concern. These include:

- Dome and cupola – according to City staff, the cupola leaks and water infiltration is contributing to the deterioration of the wood members which hold and frame the glass skylight; the lower portion of the dome is covered with a roofing membrane material making it impossible to visually inspect the condition of the dome/roof connection, which may also be deteriorated

The skylight in the cupola

- Rain gutters and downspouts – they appear to be worn and not properly attached in some areas, allowing for rainwater to run between the roof edge and the gutter, or they do not direct or carry away from the building appropriately; there are no gutters on the roof of the south entrance addition – the slope of this roof directs water directly into the stairwell and into the basement, as does the downspout from the roof of the southeast corner portion of the building where the downspout is dumping water directly against the east wall where it runs into the basement

Downspout allows for water the enter building along the foundation

- Storm windows – are deteriorated with peeling paint and some rotten wood damage
- Interior windows – some of the glass is missing and there are a couple places where the exterior side of the window is deteriorated; most need paint on the exterior side

Example of deteriorated storm windows showing need for paint and repair

- Front entry steps – are cracked and breaking apart, creating possible trip hazards
- Front entry flooring – the original ceramic tile is cracked and loose
- Plaster walls on the main level – areas of cracking, peeling, and deterioration (possibly from water infiltration in the restroom and storage room on the south side of the building)

Plaster damage in restroom

- Ceilings – there are a few missing pieces of the acoustic tile
- Floors – the original wood floors (main level) appear to be intact beneath the sheet linoleum that has been applied in some of the rooms, but is wearing and cracked and missing in some areas

Cracked and chipped flooring

- Stairs to the basement – sections of plaster are missing, exposing the brick and tile walls

Areas of cracked and missing plaster in stairwell to basement

- Basement – walls, ceilings, and floors are in various states of disrepair and deterioration; the floor at the bottom of the steps to the south side entrance is severely deteriorated and has developed holes through the floor structure making it unsafe to step into that part of the room; walls around windows are cracked, some with evidence of water infiltration

Damage to floor at south entrance

Old Children's Library in southwest corner of basement;
photo shows condition of walls and ceiling

- Landscaping – it is possible that some of the water issues in the basement are due to the current landscaping, including grading, sloping and location of rain gutters and drains that may not be moving water away from the building

Property Use Analysis

The building is currently leased by the City to a local law firm. The use of the building as an office is a compatible re-use of the building.

Life Safety and Building Code Issues

The building may not meet all current codes and should be evaluated by code officials, as well as fire and life safety officials. The building does not have a fire suppression (sprinkler) system, and smoke detector alarms were not obvious. At a minimum, battery-operated smoke detectors should be installed and maintained.

Accessibility Assessment

The building is not ADA accessible. If, at some point in time, a decision is made to provide ADA access to the building, it should be added to the rear of the building, if at all possible, in order to preserve the front elevation and its significance character-defining features and architecture. Current ADA laws allow for access points on secondary elevations, providing sidewalks, ramps and parking are also installed nearby. If the building is made ADA accessible, it will become necessary to consider the installation of an ADA restroom as well.

Building Systems

A new furnace was installed in 2009-10. It replaced an old boiler, that still occupies the space in the basement. A contemporary air conditioning unit has also been installed. The current electrical system works, as does the plumbing, but improvements may need to be made in the future.

Existing Maintenance Plan

There is not a specific maintenance plan for the building. As issues have developed, the tenant or the City address them.

PRESERVATION RECOMMENDATIONS AND PRIORITIES

The following is a list of recommendations for the preservation and continued use of the Vermillion Carnegie Library. The prioritized list was developed in consultation with City staff. The suggestions for future consideration were developed as a result of the site visit and condition assessment evaluation in May. These lists are not intended to be set in stone and adjustments to the lists and/or priorities may need to be made if circumstances warrant. This plan is intended to be re-visited and updated regularly as projects are completed and/or new issues need to be addressed.

Priorities for Rehabilitation of the Carnegie Library

1. Repair Cupola – To stabilize this character-defining feature, the City should consult with a contractor who can evaluate where the water infiltration is occurring and can make repairs accordingly. It may be necessary to fabricate the wooden framework for the "skylight" window and replace glass components are needed.

2. Windows – On the main floor, the historic interior windows can be repaired. In a few places, broken or missing glass needs to be replaced; there may be a few places where the wood sashes or framing or muntins may need to be repaired or replaced. The historic finishes on the inside of the windows should be retained; the painted finishes on the outside of the windows should be repainted. The exterior storm windows need to be repaired (if possible) or replaced. Most are in a deteriorated state and have not been well maintained. Where possible, repairs should be made. Where repairs are not possible, replacement in-kind should be considered. If in-kind replacement is not possible, replacement with a substitute material may be considered as long as the material will match the original in design, color, and texture. The windows in the basement need to be evaluated further. It is possible that some of them can be repaired and provide a proper seal from leakage; it is also possible that some may be in such condition as to require replacement.

3. Interior Wall Repairs – There are some locations on the main level where the plaster walls have been damaged by water infiltration. These areas should be repaired and replastered, once the water infiltration problem is solved. Replastering is not always possible, so a suitable alternative may be considered and an effort should be made to match the texture of the surrounding historic plaster so the repaired area blends well with the historic area.

4. Roof – The current asphalt shingle roof is ten years old. Although not currently failing, the City recognizes the need to replace the roofing at timely intervals to ensure that leaks do not develop, and they have placed this work item on the "long-range" list with the intention of undertaking the project within the next 5-10 years. This would also be the time at which it makes sense to remove the membrane from around the bottom of the dome and evaluate it so that plans can be made to restore or rehabilitate it in the future.

   Ideally, replacement of the existing gutters and downspouts should occur prior to the time that the roof is replaced. Their current condition is contributing to the on-going deterioration where leakage or moisture build-up has been observed in some areas. When they are replaced, care should be taken to have them properly attached to the roof edge and the downspouts should be directed away from the building.

Suggestions for Future Activities

a. Landscape/Drainage Issues – An evaluation by a landscape professional should be completed. The evaluation should look for reasons why there are water infiltration issues in the basement, including things such as slopes, grading, and drains. The professional can make recommendations for activities that will remedy the problems; recommendations should be considered for scheduling with the thought that it may make sense to remedy the water issues prior to other possibility rehabilitation projects for the building.

b. Front entry – Steps are cracked and breaking, possibly due to water leakage around the posts for the handrails or from rain draining from the roof onto the steps. The steps and handrails should be repaired or replaced. At the landing just inside the front door, the original ceramic decorative tile is cracked and loose. It is possible to glue the pieces back into place and grout as necessary around the pieces.

c. Ceilings – The missing pieces in the ceiling of the main level of the building should be replaced. It is not known if it is possible to get the same historic materials, so it may be necessary to find a product that has the same color and texture and have pieces cut to fit.

d. Flooring – As time and money permit, the sheet linoleum on the main level should be removed and the historic wood floors refinished. Where the wood flooring was removed, new wood flooring may be installed. In areas where the original flooring may have been something other than a finished wood, an attempt to repair or replace the flooring should be made.

e. Basement – The single most important thing to attend to in the basement is the resolution of the water infiltration issues. Some of the issues may be resolved with improved landscaping and/or the installation of new gutters and drains to direct water away from the building. If it is determined that a part of the problem is being caused by leakage around and through the historic windows (as suggested in the 2015 Banner Associates report), it may be necessary to repair/replace the windows and their framing to create an appropriate water-tight seal.

   Once the water issues are resolved, plans can be made to repair and rehabilitate the basement walls, ceilings and flooring. At the top of that list is the repair of the hole in the floor at the bottom of the stairs at the east entrance. Not only is this area extremely hazardous, failure to repair it will result in further deterioration of the floor.

   The important historic feature of the basement is the spatial layout, which should be preserved if possible. Materials and surface finishes have been altered over time and it is not required to match current materials when making repairs.

COSTS

The costs associated with ongoing historic rehabilitation and restoration of the Carnegie Library may be costly. Specific costs associated with each of the activities in the Recommendations and Priorities section of this document will need to be determined at the appropriate time. Currently, costs associated with construction projects are inflated due to a variety of factors and it is likely that specific costs will remain variable over time. Costs projections for individual projects will need to be made shortly before the commencement of each project, rather than projecting cost estimated years in advance. Grant deadlines and funding activities will help establish a schedule for projects and their associated costs.

FUNDRAISING

The City may wish to pursue various grant opportunities to accomplish specific projects. Many of the grants that are currently available require matching funding, which the City would need to provide. This matching funding may be provided through regular City appropriations for work on city-owned properties, as well as through special funding avenues, when available, through the City. It may also be possible to explore additional avenues of funding, either as direct funds for specific projects, or as matching funds for grants.

SUMMARY

The Vermillion Carnegie Library is an important historic resource in the City of Vermillion. It is one of only 25 Carnegie libraries built in communities in South Dakota. It is an excellent local example of Neoclassical architecture and it retains a high degree of historic integrity.

As such, the City of Vermillion acknowledges the rehabilitation and continued use of the building as important to the community. To this end, priorities for work on the building have been identified and efforts to secure funding assistance are underway. This Preservation Plan may assist the City in their continued efforts toward achieving this work. As a planning tool, this document inherently has flexibility and is intended to revisited and updated regularly.

SUPPLEMENTAL INFORMATION

Attached are items that provide additional information pertaining to historic preservation, rehabilitation and restoration. They can assist the City by providing guidance in keeping with historic preservation standards as they undertake projects on the Carnegie Library. These include:

- The Secretary of the Interior's Standards for Rehabilitation
- Links to various preservation-related technical guidance

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ATTACHMENT #2: LINKS TO PRESERVATION-RELATED TECHNICAL GUIDANCE

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings
https://www.novoco.com/sites/default/files/atoms/files/standards_complete.pdf

The Technical Preservation Services division of the National Park Service offers a series of publications called *Preservation Briefs.* These briefs provide information on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. They are available at: https://www.nps.gov/orgs/1739/preservation-briefs.htm