

SOUTH DAKOTA BUREAU OF ADMINISTRATION
AGENCY REVIEW • AUGUST 25, 2010
RESPONSE TO COMMITTEE REQUESTS

Information Request: The committee would like some additional information and an update regarding the obsolete buildings at the Human Services Center in Yankton.

Articles in Newspapers regarding HSC Buildings:

1979 – (In Yankton P&D 7/20/79) – Article titled: “Yankton Site Is Studied for Museum Move.” The W. H. Over Museum in Vermillion was seeking some way to expand into larger quarters and the Meade Building seemed to fit the bill, according to Director June Sampson. In the article, June quoted “The Meade Building at the Human Services Center in Yankton has nearly 50,000 square feet of space, is currently unused, will soon be near the re-routed Highway 50 four-lane and may be a perfect answer to museum needs.”

1984 – (In Yankton P&D 2/2/84) – Article titled: “Meade still ‘logical home’.” Historic Yankton, a group interested in locating the W.H. Over Museum in Meade Hall, commissioned an architect’s survey to study the feasibility of the proposal. With a long-range price tag of \$1.5 million, the project was more expensive than the group had hoped, but still a logical home for the museum, Jim Means, spokesman for Historic Yankton said. Rysavy Hartman Associates, a Sioux Falls architectural firm, compiled a 53-page report on the feasibility of using the empty hall as a museum, an office complex or a hotel, restaurant and lounge facility. There has been no investor interest in a commercial venture at this point, Means said. The office complex and hotel and restaurant options were included in the study for possible use if the museum proposal is defeated, Means said. The immediate costs for the museum to move in and be functional are slightly more than \$700,000. The five-year plan would add about \$800,000 to the bill. The estimated cost of converting the three-story building into an office complex is \$1.6 million for architectural, electrical and mechanical changes. That does not include furnishing and furniture. The hotel, restaurant and lounge option carries a slightly higher price tag of \$1.65 million for construction costs. Furniture for the facility is not included in the cost estimate. The Over museum is located in Vermillion and is losing its lease in July in the building it shares with the Shrine of Music Museum.

1984 – (In Yankton P&D 2/2/84) – Article “Vermillion Plan.” Julia Vodicka, director of the Over museum was asked to send a letter urging the members of the group to write to legislators in support of the Vermillion proposal. The January 26 letter, printed on W. H. Over Museum stationery and signed by Vodicka, offers advice on what to tell the legislators. “You may also want to say that you and many others regard the mental hospital at Yankton an unsuitable location for so important a state museum” the letter states. The Vermillion proposal, which states the group will raise funds and issue economic revenue bonds to cover the cost of constructing a new building on land owned by USD, will appear in the form of a budget amendment sometime before the

end of the session. No specific bill on any of the possible sites for the museum exists at this point, Fishburne said.

1985 – (In Yankton P&D 11/19/85) – Article titled “State Ponders HSC Building Use.” Several “grand” old buildings are vacant on the campus of the SD Human Services Center, and the Board of Charities and Corrections has not yet decided what should be done with them. Frank Brost, a member of the state Board of Charities and Corrections from Presho, said the board has heard proposals in previous years for using some of the vacant buildings, but he said the board has not identified any feasible use for the “grand old buildings” standing empty. Buildings considered unusable because they do not pass federal codes for patients include Meade, Adams, Howard and Ordway. Among the options available to the board are tearing the buildings down, renovating or leaving them as is. “I just don’t know what use we would have for them in Charities and Corrections,” Brost said of the empty buildings. “From the board perspective, it’s a maintenance problem, and something we have to deal with.”...“I think the attitude of the board is less government, less expansion of the facilities, less growth and more concern with being efficient with what we’ve got,” Rost said. He said he would favor, however, a museum or similar project in the vacant buildings. But Swenson said convincing the Legislature to fund such a plan is difficult, especially when maintenance items frequently are delayed because of their cost until they become essential.

1993 – (In Yankton P&D 9/16/93) – Article titled “HSC looks for ways to utilize old campus.” The Human Services Center Wednesday morning asked the Yankton Area Chamber of Commerce board of directors to help spread the word that HSC is looking for individuals, organizations, agencies, and businesses interested in using old HSC buildings when the new campus is completed. The \$30 million dollar reconstruction of the new HSC campus, northeast of the present campus, will leave some of the older buildings unoccupied. Lindquist said that HSC Building Committee has reached an agreement with Galland Associates of Sturgis to commence studies of potential uses for the old campus. Currently the buildings and property are being assessed. The assessment is to be completed by January or February of 1994. Sysel said ideas will be discussed after that with the Building Committee to make decisions sometime in the spring.

1993 – (In Yankton P&D 6/93) – Article titled “Report on HSC complete.” Human Services Center, a crew of 11 architects, engineers and photographers have come up with a rather lengthy report. They have compiled information on 25 buildings and structures on the HSC campus determined to be significant. The assessment is part of the \$30 million campus renovation project at the state mental hospital. Deb Andrews of Andrews and Anderson Architects, Golden, Colorado, said her firm has done large projects in the past but never an institution like HSC. The finished product is a two-part adventure of sorts. First, historic recordation was made of the buildings including computer drawings and photographs – 600 of them. Dimensions were calculated as close as 1/2 inch. The second part of the report is comprised of a buildings’ assessment and a stability survey. The purpose? To see if buildings still have functions and to provide a thorough account of structure. “You have to ask questions

like, 'Does it make sense to tear it down? Can you save resources?' Asbestos and lead paint were two substances found consistently throughout the buildings – not unusual considering when most of them were built. There's no building without lead paint, and (HSC) doesn't have a building that does not have asbestos in some location. There is a lot of attachment to the buildings but they are getting to the point where they will be potential hazards. Another problem lies in the fact that most buildings are made from brick. These buildings aren't going anywhere. Reports will be submitted to the state engineer's office, one to HSC and another to the state Historical Preservation Center in Vermillion.... But saving some structures for the sake of history is not realistic. "Some of the large buildings are just so large and so substantial. They start to deteriorate, and it may not be practical to put money into restoring them." "Without heroic efforts, they may be on their last leg."

1994 – (Yankton P&D 1/5/94) – Article titled "HSC moves closer to finding uses for vacated buildings." The state Human Services Center is moving closer to finding uses for its vacated buildings when the agency moves to its new campus next year. "We are projecting, within the next six months, we will be able to put together a marketing package that will identify individuals who have a real interest in some of the buildings," said Karel Sysel, HSC Administrative Associate, at the Mayor's Advisory Board meeting Tuesday morning. Sysel anticipates informational packets for interested parties will be completed by mid-January. The packets include information on the buildings such as photographs and slides, narrative descriptions, building assessments and other information. "Basically, these are all pieces of a plan which will permit us to move ahead with the marketing and developing plan" he said. Galland and Associates of Spearfish is in charge of marketing the buildings. In regards to the vacated buildings, Sysel said until genuine interest is generated in the buildings, that relationship will remain unclear.

1994 – (In Yankton P&D 2/23/94) – Article titled "Ideas for using HSC facilities sought at meeting." For sale or rent: Approximately 120 acres of land and several buildings, some historical with nearly 500,000 square feet of space available. Ideas being sought for future development. The property offered is the soon-to-be-vacated SDHSC campus. A meeting Tuesday night was held at the Yankton Inn seeking ideas from the community on ways to use the property and buildings. Possible options for the southern campus include turning it over to the private sector, letting government agencies utilize it or letting it sit empty. Ideas tossed around include converting some buildings to retirement homes or office space, using the barns for a type of fairground or animal display, light manufacturing, or office space for private or governmental agencies.

1994 – (In Yankton P&D 4/29/94) – Article titled "Miller outlines options for existing HSC buildings." While in Yankton Thursday, Gov. Walter Dale Miller discussed possible uses for the older historic buildings on the SDHSC campus. Miller said, "We have hired a consultant on excess property trying to find ways to utilize the south part of the campus. I have not seen the report outlining the alternatives. Miller said he did not anticipate using the old HSC buildings for state-related uses, such as for Job Service or the Dept.

of Social Services. A number of uses have been suggested for the old HSC buildings, ranging from a juvenile facility to a horse arena to an art gallery.

1994 – (In Observer 5/13/94) – What will become of the two-dozen huge brick buildings that will be replaced by the new campus? A state task force is studying several possibilities.

1994 – (In Yankton P&D 5/23/94) – Article titled “State ponders future use of vacated HSC structures.” Some of the buildings left vacant by the renovation project at the HSC in Yankton may be leased to private businesses, state officials say. The state may be able to lease those buildings to private businesses that could use them for housing programs or other suitable projects, Podhradsky says. In other states, private businesses have leased such buildings to start assisted-living projects for older people. Such projects are for people who need some assistance, but do not need the full services of a nursing home.

1994 – (In Yankton P&D 5/23/94) – Article titled “HSC: Barnett gives plan boost.” The plan to lease the buildings got a boost recently when Attorney General Mark Barnett issued an opinion saying the School and Public Lands Office can lease the land around the vacant buildings to another state agency or a private business. The land and buildings can be used for purposes other than a mental hospital, the attorney general said. If the land is transferred to another use, the permanent trust fund for the HSC would have to be reimbursed from lease revenue, his opinion said. Podhradsky says if any of the buildings are leased, the state would set conditions on what kinds of operations could be run in them.

1994 – (In Yankton P&D 6/21/94 – by Dana L. Nelson) – Article titled “HSC buildings slated for sale.” At least 10 buildings, and possibly more, will be available for use in the fall of 1996 when a \$32 million construction and renovation project is completed on the SDHSC. A retirement home development with a golf course may be a possibility.... The facility also has several support buildings, and three large barns from the days when the center operated its own farm. One barn was moved from the facility last fall to a location on Highway 52. Those buildings will also be available and would be best suited for 4-H, fairground or rodeo ground activities. Three buildings were torn down last summer. Adams, built in 1931, and Jayne and Howard were demolished by a Sioux Falls construction firm at a cost of \$314,750. There are no current plans to demolish any other buildings.

1994 – (In Yankton P&D 10/1/94 – by Dana L. Nelson) – Article titled “Old HSC Buildings will be Up for Grabs.” When construction is completed on the \$32 million dollar George S. Mickelson Center for the Neurosciences which will replace most of the current SDHSC, a number of buildings and a considerable amount of land will be made available for other uses. The State of SD is in the process of determining appropriate uses for the buildings. Both public and private not-for-profit or for-profit ventures will be considered. As many as 13 buildings may become available (Burbank, Lee, Herreid,

Mellette, Meade, Dairy Barn, Ordway, Dairy Barn A, Edmunds, Kanner, Haas, Chapel, Main Administration Building)

1995 – (In Yankton P&D 5/23/95) – Article titled “HSC Barns Now Open for Tour.” Members of the newly-formed Fairgrounds Committee plan to tour the historic barns on the campus of the SDHSC Friday, May 26 at 5:15pm. The committee includes representatives of the livestock industry, 4-H clubs, local elected officials, tourism groups and other organizations. Members of the public who are interested may also attend the tour.

1995 – (In Yankton P&D 6/2/95) – Article titled “Tour of HSC Barns Stimulates Imagination.” Yankton area community members toured historic farming grounds at the SDHS Thursday night, sharing ideas to preserve the area and develop a facility to display farming history and offer hands on experiences for future generations. Eyes were as big as the barns they took in on Thursday afternoon. The group shared ideas and dreams while touring the area. The group continued to envision its goal of developing an exposition center including petting zoo, living farm and other activity supported in the barns and grassland. “We need to go home and make notes like crazy,” said Kay James who is among the grassroot committee members interested in utilizing the “historic” barns. Walking through the dairy barn which had been home to the “best herd in the Midwest,” group members saw a home for petting zoo animals for a living history farm. “Can’t you just see a tractor pulling a wagon full of kids out there in the field,” James said. The project is hoped to preserve agrihistory and attract tourism. “It would be one of a kind in our state and certainly a showcase in agriculture. It could be shared by so many groups and organizations. The group hopes to attract diverse activities including the county’s 4-H activities and local agribusiness men and historic farm equipment buffs. Long range plans would include hiring a caretaker to maintain the facilities. “We would like to go with the 4-H if this works,” Johnson said. Discussion continues on the possibility of locating the extension office to the area. “We need to meet weekly to keep it going,” said Sen. Bernie Hunhoff, one of the committee spearheaders. The committee is looking at ways to obtain the poured concrete barns built around the 1920s.

1995 – (In Observer – 11/2/95) – Article titled “Old barns group to discuss Janklow’s response.” Gov. William Janklow said last week he is not likely to approve a plan to restore the abandoned livestock barns at the SDHSC, but the Old Barns Committee remains optimistic. The Old Barns Committee had been seeking Janklow’s support of a plan to lease the huge, historic HSC barns and surrounding 40 acres for \$1 per year. The group has raised over \$7,000 to restore the area for use as a living history farm and fairgrounds for livestock shows, farm machinery exhibitions, auctions, youth activities, an expanded county fair and other events. Last Thursday, Gov. Janklow told KYNT Radio of Yankton he does not want to give up any state-owned land that may be needed later on. State Sen. Bernie Hunhoff, a member of the Old Barns Committee, said he hopes the governor will read the group’s detailed report on the plan because it, like Gov. Janklow, is pro-economic development. “He didn’t close the door,” Hunhoff said. “He is supporting the concept, but not the plan.” Other state officials may have

authority to move the project forward. Commissioner of School and Public Lands Curt Johnson is working with the project at the state level and he is very enthusiastic about it, Hunhoff said.... Benefits of the project include: Promotion of the visitor industry by attracting people to town with expanded fair, ag museum, living history farm, livestock shows, farm equipment shows, etc.; Education of youth and urban residents on the state's agricultural heritage and lifestyle through the living history farm, ag museum, and possibly expanded facilities for the Ag in the Classroom project already underway; Preservation of at least two historic barns that are part of the state's agricultural heritage; A setting for the local 4-H program to continue to expand and develop; Create possibility of expanding Yankton County Achievement Days into a true county fair with room for open class exhibits, entertainment, a carnival and other activities; Sharing resources with other youth groups, such as Scouts and Big Friend-Little Friend, so the facilities will rarely sit empty; Returns valuable real estate to city tax rolls, and could result in several million dollars of future construction work.... Steve Pohl, Assistant Professor of Agricultural Engineering at SD State University, inspected the HSC barns last summer and gave the project his vote of approval. Pohl stated "It is my opinion that these barns are worth saving and can be remodeled and used as intended." "I did not note any major structure defects that would scrap the project because they would be too costly to fix," Pohl said. Hunhoff said the Old Barns Committee hopes to use state or federal prison inmates to do some of the restoration labor.

1996 – (In Yankton P&D 4/17/96) – Picture of STU with caption – The Security Treatment Unit located in the northwest corner of the SDHSC campus is being considered by Yankton city and county officials as a possible extension of the county's jail or to house juveniles.

1996 – (In Yankton P&D 8/22/96) – Article titled "Missing Links: HSC Golf Course Makes Way for Future." This nine-hole adventure has been a part of city life for years. But now it is a short-timer, scheduled to be transformed into a network of soccer fields, probably by next year...

2002 – (In Yankton P&D 2/13/02) – Article titled "Old HSC Building Offered to County – Commissioners to Inspect Structure, Ponder Possibility." A Yankton County commissioner said Gov. Bill Janklow has offered use of the vacant Administration Building at the HSC campus for some county offices. Commissioner Marian Gunderson told the other county commissioners that the governor offered the building after she asked him how the county was supposed to fulfill its responsibilities, like build a new safety center, if it can't raise taxes. Janklow told her the HSC building had been offered in the past and the county didn't take it. Gunderson said she responded, "Well, we'll have our architect look at it," and Janklow said, "You don't need to talk to your architect, just pack your boxes and get out there." The offer comes in the midst of the county's plans to cooperate with the city for an expansion or renovation of the Safety Center, which includes the court services, law enforcement and a jail. The other commissioners expressed some interest in looking at the HSC building, but noted the building wasn't in peak condition. "There's definitely some maintenance work that would need to be done," said Commissioner Brian Hunhoff. The last time the building was offered to the

county, commissioners said, the governor wanted a lease that was fair market value, which was about \$100,000. The county would not own the building if it took up the governor's offer, but be in a perpetual lease situation. The commission took no action but will request permission to look the building over as a possible site.

2003 – (In Yankton P&D 9/8/03) – Article titled “HSC Committee Welcomes Input on Use of South Campus Buildings.” The HSC Building Utilization and Planning Committee is reviewing options before making recommendations for possible uses of buildings on the HSC south campus. Committee members were appointed by Governor Mike Rounds. The public is welcome to share their recommendations with the HSC Building Utilization and Planning Committee as to possible uses for the buildings.

2008 – (In Yankton P7D 1/24/08) - Thursday, January 24, 2008

Story last updated at 12:46 am on 1/24/2008

Saving History?

By: **Nathan Johnson**

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Recent news that the buildings on the old state Human Services Center campus in Yankton are slated for demolition has spurred some area residents into action to attempt to prevent their destruction. The Yankton County Historical Society (YCHS) announced this week that it is setting up a special committee to look at the possibility of using the Meade Building - with its unique marble staircase - as a new museum site. Preserve South Dakota, a non-profit organization that seeks to protect historic places throughout the state, has also begun to investigate new uses for the various buildings, which date back as far as a century.

Demolition of three buildings on the western side of the old Human Services Center (HSC) campus - Herried, Mellette and Ordway - is scheduled to take place this summer, according to Jeff Bloomberg, commissioner of the state Bureau of Administration, which would oversee the process. The \$1.4 million for the project has already been approved, and there is statutory authority to proceed, he said. Demolition of eight other structures - including Meade - at an expense of \$4.8 million is expected to take place in 2009 or beyond. Bloomberg said he and other state officials are open to alternatives if someone can come up with a viable, privately-funded plan for the structures in the near future. But short of that, he does not think the demolition process should be delayed any longer. "Frankly, it's a problem that's been ignored because people don't want to deal with it," Bloomberg said. "People have not been able to come up with a solution. It's time that it's addressed because what it leaves is a big mess on that campus, and it's only going to get worse and more expensive to clean up. It's also going to get more dangerous, and somebody is going to get hurt." Many of the buildings have not had heating and cooling for decades. Some have even been fenced off because of falling masonry. Despite the inability of others to find uses for the structures in the past, some area entities refuse to be deterred from at least giving it one final try. The YCHS recently purchased land near its current museum in the 600 block of Summit for a proposed new facility. However, society members couldn't ignore the possibilities presented by the Meade Building, according to Crystal Mensch, director of the Dakota Territorial Museum. "We're really looking at the different options: Do we want to build new, or do we want to save Meade and do that instead?" she said. "The real answer for that is going to mostly come from the kind of support we get from area residents. We just can't hope to succeed without the support of the community. We really hope to see that come through." One of the first orders of business for the committee will be to determine the

cost of restoring the building, Mensch said. "All the information we have is stuff that was done 20 years ago," she said. "People have been throwing out a lot of numbers. We want real numbers." Linda Kluthe, executive director of Preserve South Dakota, says she currently feels like a Realtor who hasn't seen the home she is trying to sell. Although she has seen pictures and heard many impressive things about the HSC structures recently, the weather this week hasn't allowed her to follow through with appointments to view the buildings first-hand. However, Kluthe is encouraging area residents to visit with their state lawmakers and request a moratorium be placed on demolition of what she calls the "castles of South Dakota" because of their immensity, as well as other features such as the Sioux quartz, columns, marble interior features and quality brick used in their construction. "If we fail completely in three years, and nothing is going to happen, they can demolish them then. You can demolish a building once, but you can save it many times," she said. "How wonderful it would be if, in the future, most of those buildings had life in them again. We're not trying to tell state government what to do. We're just saying, 'We're your friends, and we would like to do whatever we can to find developers.'" Kluthe said she has already been in touch with a developer who is interested in doing something on the old campus. She also noted that tax credits and property tax moratoriums are available to make such undertakings more affordable. "These buildings have stood there for 30 years. Please give us a few years to find development for them," Kluthe said. "I think when buildings are taken down, there's a lifetime to regret taking them down. Yankton can think about some of the historic buildings it's lost. You can't bring them back." District 18 Sen. Jean Hunhoff is on the state Appropriations Committee, which has heard the Bureau of Administration budget presentations on the demolition process and toured the HSC buildings last summer. Based on the history of the issue and the condition of the buildings, the Yankton lawmaker said she would be reticent to advocate a delay in the demolition process unless a plan for one or all of the buildings is brought forward. "This is not something that happened over night. It has been a long-term issue out there," she said. "Now that they're on the listing for demolition, everybody is becoming concerned. I would think there's some opportunity there for redevelopment ... and more power to those people if they can find some private entities to do it."

2008 – In Yankton P&D 3/26/08) - Wednesday, March 26, 2008

Story last updated at 1:09 am on 3/26/2008

Future Of HSC Buildings Considered

It was a packed house Tuesday night at a forum concerning the 11 vacant buildings on the Human Services Center's campus. The forum, which was held at the Technical Education Center, featured comments from a group of state and local officials on what could be done with the buildings. "These buildings can come together with community effort," said Steve McCarthy, a developer from Rapid City. "If there's any way that you can take a building that's structurally sound and rehab it ... it'll get to serve you for another 50 to 75 years."

There are several different options for rehabilitation funds, including grants, but these take time. The buildings are currently scheduled to be demolished in 2009. This date was changed from 2008 at the recent legislative session. Linda Kluthe, executive director of Preserve South Dakota, the non-profit historic preservation organization that sponsored Tuesday's forum, said she was "grateful to the state" for deferring the time of demolition. Kluthe said that if a use can be found for each building, they should each have a future in the community. "Hopefully one by one they can all be utilized," she said. The Yankton Historical Society wants to utilize the Mead Building as a museum and cultural center. Crystal Mensch, who is involved with the historical society and is the director of the Dakota Territorial Museum in Yankton, said a feasibility study will be conducted on the Mead Building in the future. This will include a structural analysis, she said.

"Right now, our biggest goal is to increase the area's awareness of the building, its possibilities," she said. "And we really hope that we can see the community get behind us in this project." The building was constructed with patient labor in 1909, and Kluthe said it was "built soundly." However, the Mead Building and the others are not currently serving a "viable function for the campus," said HSC CEO Cory Nelson. They are also costing money, he said. Nelson said the HSC is currently changing its heating system, as the original buildings are still being heated with the original steam pipes. "With this many buildings vacant, a de-centralized heating system will save approximately \$300,000 just in natural gas costs," he said. The pipes aren't the only items that need upgrading, according to McCarthy. "The brick has got some problems and the roofs have got some problems, but I don't think they have any major problems," he said. Nelson said the HSC needs to focus on its future, and that doesn't necessarily include the abandoned buildings. "Our priority for the campus must remain providing the best possible care and treatment to the individuals we serve," he said. Kluthe remains optimistic. "We challenge the community to stay involved," she said. "We want to keep that excitement growing



LEE COTTAGE, earlier called EAST COTTAGE

1898

Cost: \$22,000

Dr. Mead had cottages built to house the overflow of patients and expand the hospital into a multi-structure facility, with landscaping and an aesthetic symmetry that would provide beauty to the grounds. Such surrounding would make the patient more comfortable by giving the hospital the air of a college campus. Small cottages in 1897 and 1898 had been funded and were to have the same structure and look as the Laundry cottage constructed in 1892. They were erected at the modest cost of \$22,000 each and were to house patients and employees.

East Cottage (Lee Cottage) was named for Andrew E. Lee who served as the third SD Governor from 1897 to 1901. It was built for patient and employee housing and later as a dormitory for student nurses who received their psychiatric nursing education and lived on grounds in the 1950's through the early 1970's. Nursing education was provided by employee instructors.



MEAD (MEADE)
(Women's Hospital J Building)

1909

Cost: \$85,000

Building Name: Mead Building (currently spelled "Meade")
Historic Name(s): Hospital for Female Patients; Receiving Hospital for Women; J Building
Construction Date: 1906-1909
Size: 49,318 square feet
Current Use: Vacant
Historic Use(s): Receiving and treatment for female patients

Date(s): 1905-1909 (construction); ca. 1944 (rebuilt roof); 1959 (fire escape added)

Architect: Henry Webster Tomlinson

Builders, etc.: Patient labor of the South Dakota Hospital for the Insane

Original Plan/Construction: Renaissance Revival; U-shaped; 3 story main block with 2 story wings and full basement.

Alterations/Additions: Rebuilt roof and re-roofed, ca. 1944; redecorating and rewiring, 1932; remodeled dish washing and vegetable rooms, 1936; added fire escape, 1959; added partitions in basement corridor, date unknown.

Mead Building was constructed as the Receiving Hospital for Women. It was designed by and later named for Leonard C. Mead, M.D. who served as hospital superintendent from 1891-1899 and 1901-1920. It was originally called Women's Hospital. Begun in 1906 after an initial appropriation of \$25,000, the building was a response to overcrowding and was to be "especially designed for the treatment of the acute psychoses." Construction progressed slowly, in part because other major building projects (Herreid/Hospital for Men and Mellette/Infirmary for Men) were underway simultaneously. In addition, the much-touted practice of utilizing patient labor on the hospital's major construction projects, Mead Building included, (thus providing "a very pleasant occupation to a large number of fairly able-bodied insane people") was bound to slow down any project.

The now vacant building was constructed in 1909 of granite faced concrete at a cost of \$85,000. The style is Italian Romanesque. The interior was elegantly finished with coffered ceilings and a grand staircase of Italian marble.

This building intended for the treatment of women acute cases and as a home for the convalescent ones, was dedicated on January 7, 1910. The building contained 56 individual rooms and five dormitories make the total capacity of the building one hundred and ten beds. It was equipped with hydrotherapeutic fixtures. The floors were of tile or terrazzo. There were no bars on the windows and the doors were unlocked during the daylight hours. The third floor of this building housed women employees.

Architecturally the building was a very attractive one. This is especially true of its verandas, its parlors, the entrance hall and the stairway which will stand as a lasting monument to its architect, Mr. Henry Webster Tomlinson of Chicago with Dr. Mead's close involvement. A central focus of the building was the grand staircase, crafted of white Italian marble, of which Mead was quite proud. The man in charge of creating the staircase was stonemason August Fanslow, who worked his craft for 36 years at the hospital. This stair caught the attention of many who saw it, becoming a popular backdrop for group photographs of staff and visitors over the years. The first association of the building's name with Superintendent Mead appears to be in 1942. The building was occupied by female patients until as late as the early 1980's.

The artwork hung along the staircase is evidence of the philosophy of Dr. George Sheldon Adams, who succeeded Dr. Mead upon his death. Dr. Adams began the extensive and important art collection. Mead Building was added to the National Register of Historic Places in 1980.

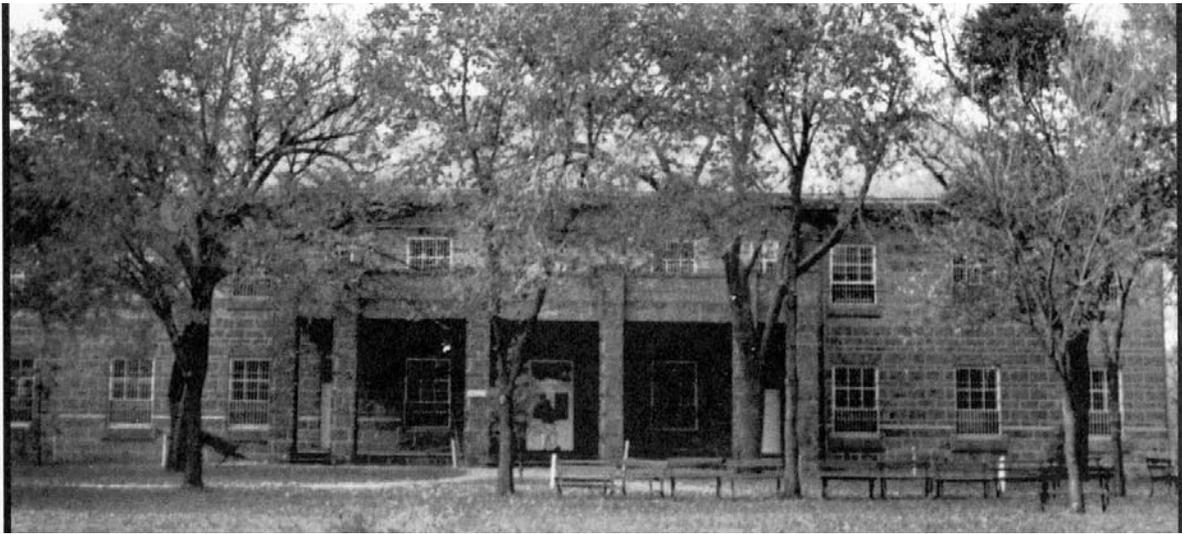
Although the building shares the vernacular institutional architectural style which is common to the large buildings constructed between 1902 and 1931, its main (south) façade has more

stylistic presence than most of the other buildings. Starting with the Mead Building, the popular Sioux Falls quartzite was incorporated into the exterior masonry finish. The stylistic elements are predominantly Renaissance Revival, with a central pediment and three-story porch, attic-level rustication, a wrap-around veranda, and a clay-tile hipped roof.

Mead Building is “U” shaped in plan, with a three-story 127’ x 60’ block at the base of the “U”. The third story of this block steps back 15’ from the north to create a level deck on the courtyard side. A two-story 39’ x 93’ rectangular wing extends from each side going north. The first floor of the main block is raised 4’ above grade, so that the full basement, unfinished under the main block and finished under the wings, is at garden level.



(Meade marble staircase)



ORDWAY

1915

Cost: \$145,000

The Building for Disturbed Men was built in 1915 for the sum of \$145,000. It was later named Ordway after the 7th Governor of Dakota Territory. It was completed and fully occupied in January, 1916. The building housed 180 patients with very ample floor space. It conformed strictly to the laws providing for fire-proof construction, ample floor space, and suitable ventilation. Flooring was terrazzo or marble mosaics. It had a kitchen equipped with independent refrigerating plant and meals were prepared there for 500 people and served in the building itself to 350.

A department of Insulin and Metrazol Therapy was opened in November, 1937 and located in the basement. A physiotherapy program was also begun. Patients were given special exercises, massages, and electro-surgical treatments.

In 1954 Dr. Yohe states that Ordway 2 housed the most seriously disturbed and those declared criminally insane. In later years this area housed both men and women in maximum security.

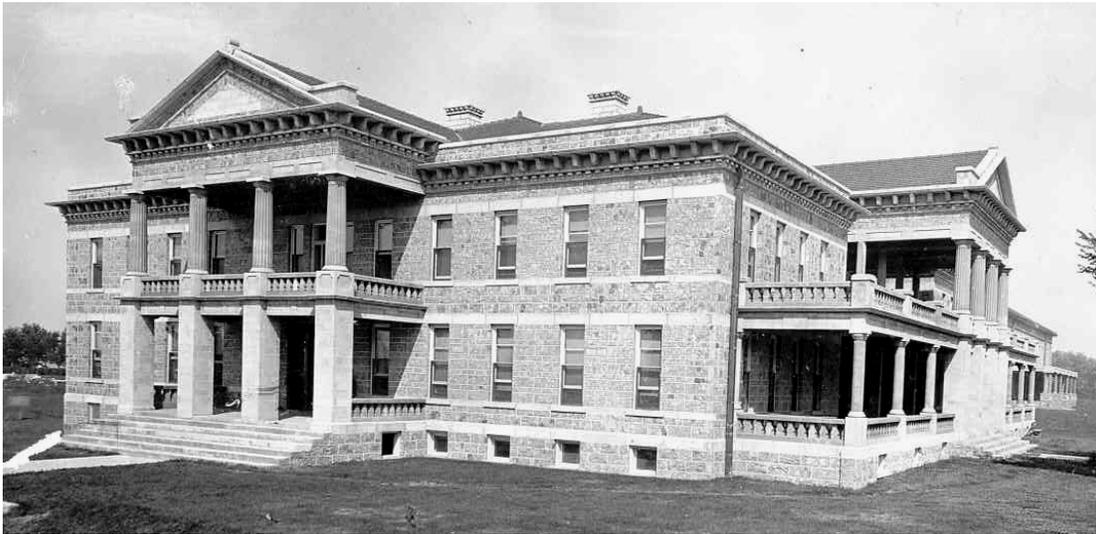


MELLETTTE

1905

\$35,000

Mellette is a two-story granite-faced building designed for a men's infirmary. It contained "a completely equipped hydrotherapeutic department" where medicinal baths could be administered with the water at any temperature and pressure desired. This building also contained a surgical operating room and a room for electro-therapeutics. Modern heating, plumbing, lighting, and ventilation techniques were used in the construction. Plumbing fixtures were of porcelain with supply pipes of solid brass. The mill work was of quarter sawed white oak, and the roof was of tile with all sheet metal work done in copper. The building was named after the 1st Governor of South Dakota.



HERREID

1903

\$30,000

The Herreid Building was first called H. Building and was built as a receiving ward for men/hospital for acute cases among men. It was later named after the 4th South Dakota Governor. In later years it served as a location for the alcoholism program and a co-educational area for patients in vocational rehabilitation areas. For a short time after the Old Administration fire in 1957, it was used for the administrative offices.



EDMUNDS BUILDING

1950

Cost: \$449,956

The Edmunds Building was named after the 2nd Governor of Dakota Territory who as a statesman presented the bill to establish the insane asylum in Yankton; to provide housing for employees and families; provide temporary housing for few discharged clients or other on-grounds agency clients; plans were being made to possibly include converting it to an admissions-type ward area for patients.



HAAS BUILDING

1957

Cost: \$283,268

The Haas Building, known as the “Employees Building #2” was a T-shaped building with 51 single and 14 double rooms first used by employees. It later served as residence for Vocational Rehabilitation clients, hospital pre-discharge clients and emergency quarters for staff during disasters.



**MEDICAL INSTITUTE BUILDING
(new administration building)**

1961

Cost: \$851,234

Medical Institute Building – All administrative and medical offices in basement, first and second floors; third floor was originally used to house 54 patients and was location of Adolescent treatment unit in early 1970's; then education programs.

In 1951, the East Wing of the Administration Building was completely renovated for 100 male patients and admissions ward at a cost of \$283,078.

In 1952, the West Wing of the Administration Building was completely renovated for 115 female patients and admissions ward at a cost of \$350,000.

Replacement of the 75 year old Administration Building was inadvertently made complete on August 3, 1957, when another significant fire occurred at the State Hospital. No one was

injured in the blaze, for the building had been vacated due to its poor condition. After the governor, hospital superintendent, and state engineer inspected the charred building, emergency funds were appropriated to raze it to the first floor line. The basement was covered with a temporary roof, and plans were made to erect a replacement.

Contracts were awarded in 1960 for the new Medical Institute Building which was built on the basement of the old Administration Building and connected to the 1950s-era East and West Wings. All three sections have similar unifying light-colored brick. Completed in 1961, the new building contained administrative offices, offices and clinical space for nursing and medical staff, offices for psychiatrists and sociologists, and patient rooms. The administrative functions were clustered in an L-shaped wing at the front entrance. During the succeeding biennium, much-needed equipment was purchased for the building, including two dental suites, X-ray equipment, office machines and furnishings, and equipment for the psychiatric nurse training program.

The new structure, 310 feet long connected the two three-story light brick wings built in the early 1950's which contained the hospital admission wards. Its main entrance, a modernistic stacked-block annex to the main structure, faced south and housed the steward's offices. The three floors of the building are clearly defined by three unbroken banks of windows running the full length of the building, front and back.



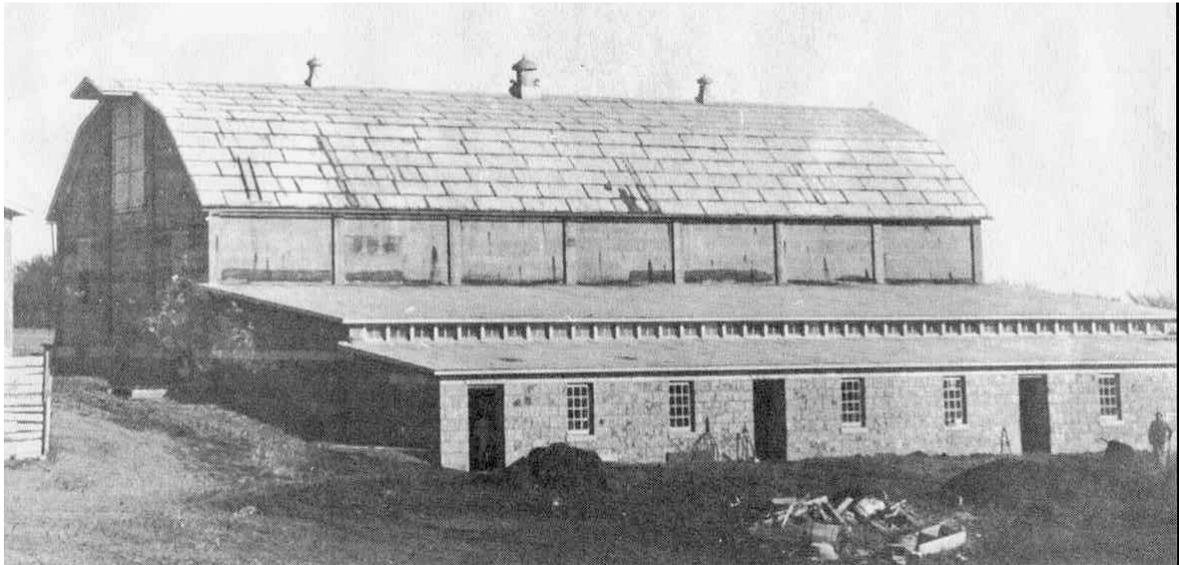
(Show Barn / Dairy Barn A)

SHOW BARN / DAIRY BARN A

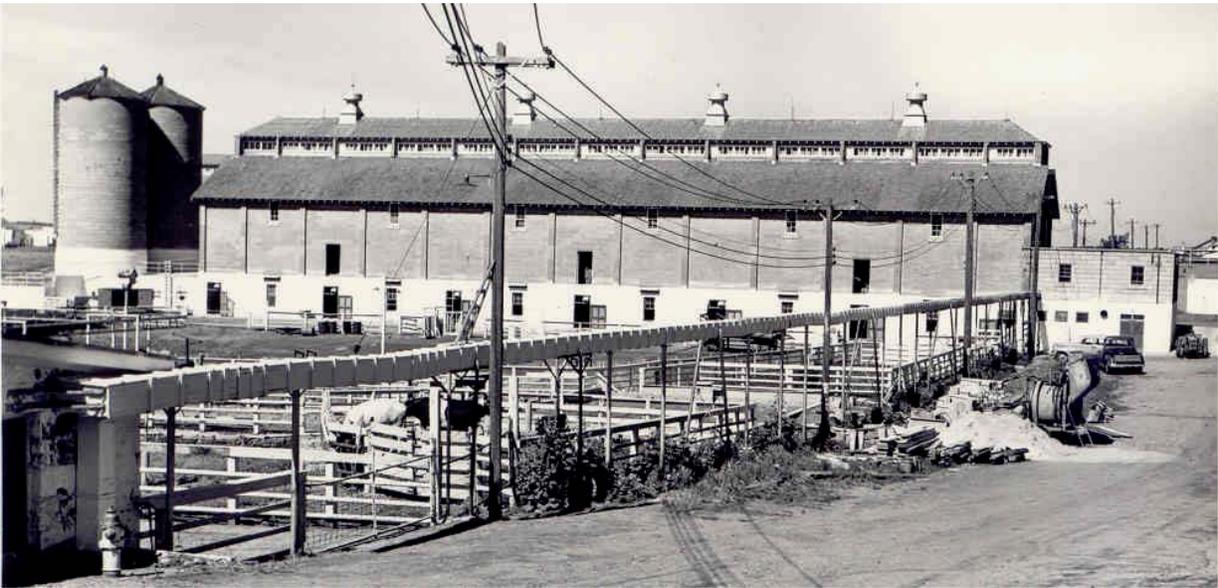
1905-1906

Cost: \$8,000

13,790 sq.ft.



(Back side of the Show Barn / Barn A)



(Dairy Barn B)

DAIRY BARN B	1915-1917	Cost: \$12,000	21,800
sq.ft.			

Show Barn (Dairy Barn A):

(Historic Name(s): Dairy Barn; Old Dairy Barn; Dairy Barn "A"; Dairy Barn No. 1)

Size: 13,790 square feet

Current Use: Storage

Historic Use(s): Dairy barn; hay storage and silage; test milking area; farm superintendent's residence and office

Building was constructed in 1905-1906 with major remodel done in 1922-1924.

Original Owner – South Dakota Hospital for the Insane

Builders, etc. – Undetermined; possibly patient and employee labor of the South Dakota Hospital for the Insane.

Original Plan/Construction – Gambrel-roof concrete barn with milking shed and large, ribbed concrete integral silo.

Alterations/Additions – Refinished dairy rooms with terrazzo floor and new equipment, ca. 1912; re-roofed shed roof; remodeled milking area with new box stalls and test stanchions; new ventilation system, ca. 1921; new offices and residence at loft level, ca. 1923; rebuilt original silo with interior "silo", possibly ca. 1942; added second small silo, date unknown.

Although farming appears to have originated at the State Hospital with its founding in 1879, by the turn of the century, it was clear that improved and enlarged facilities were required if produce, livestock and dairy output were to keep pace with the growing patient population. In 1902, \$8,000 in funding was requested for construction of a new dairy barn, in anticipation of

adding 100 cows to the existing herd. Gradually the herd was increased and more land acquired to accommodate the more than 1000 patients in 1916. Dr. Mead expanded the farm to 1,675 acres, more than one acre per patient. His belief was that the farming operation would furnish "light and healthful occupation" for those under his care.

The first dairy barn built in 1905-1906 took two years to complete and was entirely of concrete. It stabled 96 milk cows, milk room, room for ground feed, besides a silo to contain 450 tons of silage, and a loft for 200 tons of hay. A sufficient amount of feed could be stored here to last 100 cattle during the entire winter season. A nucleus of a herd of Holstein cows of the best blood to be found in the United States was started here. This was a matter of no small importance as milk and butter were among the chief items of expense for the hospital. Although origins of the new barn design are unclear, it was touted as "thoroughly modern... in every way up to date."

The Show Barn's initial success appears to have been short lived. By 1912, with a rapidly growing dairy herd, it had reached its capacity, and plans were underway for a replacement. When a new Dairy Barn was completed in 1917, the old Dairy Barn/Show Barn appears to have been simply abandoned.

In 1920, however, the continued expansion of the dairying operation once again demanded improved facilities. \$7,500 was requested to remodel the "old dairy barn" what was considered "useless as it now stands." James Manufacturing Company of Ft. Atkinson, Wisconsin provided a badly needed ventilation system, and 19 box stalls and 12 stalls for calves and young stock were retrofitted, in addition to 33 special stanchions "for cows on test." Thus began the "old dairy barn's" transition to its most recent function as "show" barn.

In 1924, the south end of the barn's loft level was converted to offices and a residence for the farm superintendent. Since the termination of the State Hospital dairy in 1986, the barn has been used for general storage.

Although it has several additions, the Show Barn is comprised primarily of two main sections. The easternmost is a gambrel-roofed barn and the western section is a stepped shed-roof feeding and milking room. Both sections have their long axis in the north/south direction and are matched in length if not width. (The shed-roofed area is half again as wide as the barn). Overall, the building measures 94' x 112'.

The two silos are located midway down the east side of the barn. The larger, original silo, approximately 22' in diameter, actually engages the barn's east wall and projects its cylindrical form halfway into the barn. Inside this silo is a smaller, 15' diameter silo constructed of ceramic block. The other, smaller silo of about 10' in diameter, stands three feet east of the building, but is laterally connected to it. It is two feet to the north of the larger silo. Situated at the south end of the east façade is a one and a half story, shed roof addition which accesses the apartment unit in the south end of the barn. The main level of the apartment, which is approximately 5' above grade, is at the same level as the barn's main floor. The barn's basement is level with the livestock milking area in the shed roof section to the west. Due to the slope of the land, the milking room floor is level with grade on the west side.

With the exception of the shed roof addition on the east, all of the building sections are of masonry and concrete construction. The barn is a concrete, post and beam structure,

expressed on the exterior, sitting on a composite block plinth. The larger silo is also cast concrete with perimeter columns expressed. The small silo is structural clay tile and the shed roof section is composite stone and cast concrete block on a concrete foundation. All surfaces are painted a pale, mint green, with the exception of the two yellow silos, making it difficult to read that the block units are actually the typical, red, Sioux Falls quartzite-faced concrete found elsewhere on the campus.

The apartment provided a complete living space, much like Vessey and Ziebach, although smaller in scale. Laid out on an L-shaped corridor, the apartment has two bedrooms on the east side and a living room, kitchen and bedroom aligned on the west side, north to south. A full bathroom is tucked into the inside of the L shape, interior to the structure. For the most part, the apartment's finishes are inexpensive and modern, e.g. painted gypsum wall board, carpet and linoleum. Terrazzo found in the hallway and in two of the bedrooms suggests that the entire floor may be terrazzo under other finishes. The apartment's only entry is through the shed roof addition on the east side of the building. Eight risers separate the apartment level from grade.

Dairy Barn "B":

(Historic Name(s): Dairy Barn; Main Dairy Barn; Dairy Barn "B"; Dairy Barn No. 2

Construction Date: 1915-1917

Size: 21,800 square feet

Current Use: Vacant

Historic Use(s): Milking parlor and milk room; hay loft and two silos

Date(s) – 1915-1917 (construction); 1939 (renovation); 1964 (remodel)

Architect: Undetermined, A.A. Loft, delineator

Original Owner – South Dakota Hospital for the Insane

Builders, etc: Patients and employee labor of the South Dakota Hospital for the Insane

Original Plan/Construction: Concrete, rectangular vernacular barn with gable roof and full length monitor; one story, full loft, two silos, and one pit silo

Alterations/Additions: Enclosed shed connected barn to silos, date unknown; milk room addition, date unknown; new roof, ca. 1930; general renovation, ca. 1939; fly screens installed, pit silo and 100 foot long retaining wall constructed, ca. 1941; new cooler for milk room, ca. 1942; overhead steam line installed connecting show barn to dairy barn, ca. 1943; milk room remodel, 1964; plywood infill at windows, date unknown.

The second dairy barn "Dairy Barn B" was started in 1915 and completed in 1917 and was a load bearing, masonry and concrete building with two 23' diameter ceramic block silos at its south end. The building measured 38 x 236 feet. Its gable roof is topped by a clipped gable monitor with metal finials at both clipped ends. A flat roof protects the 2-story, north end addition. Projecting perpendicularly from the west side of the barn is the asymmetrical gabled roof of a long, 10' x 85', pit silo. The Dairy Barn's structural bay system is expressed externally with concrete pilasters at the hayloft level. Main access to the first story is primarily on the

east side with access to the hayloft from a door on the building's south end. Punched window openings in the concrete block walls are regularly placed and reflect the building's functionality. The ground floor contained stalls for 100 dairy cows, with calf pens, bull pens and maternity stalls occupying the space that might be given to twenty more. The floors where the cows stood were of cork brick (cork and asphalt). The balance of the floors were of concrete and the walls were painted and enameled. The loft had a capacity for 700 tons of hay. Added to this were two silos, 22 feet in diameter and 60 feet high. The silos and barn were connected by a concrete slab making an open but well sheltered shed. The entire structure except the roof was of concrete, and all the hay, wood, and other inflammable material contained might be burned and leave the cows safe in their stalls. This Dairy Barn replaced the Show Barn/Dairy Barn A which the State Hospital dairying operation had rapidly outgrown. The expansion of the dairy herd served two primary State Hospital agendas of the early 1900s: reduce expenses for the ever increasing patient population, and "some useful occupation" for as many patients as possible. By the time the Dairy Barn was completed, the State Hospital approach to farming was established. The Superintendent suggested that "we should produce all of our own garden vegetables, our own milk, our own butter, our own meats, and all of our poultry and eggs. No one else can produce them so cheaply and the market for them is had without expense.

In 1928, a four year old Holstein produced 31,621.6 pounds of milk and 1,241.83 pounds of butterfat in 365 days, a world's record. The recognized animal was then sold at a livestock auction in St. Paul, Minnesota for \$3,700, a large sum in those days. Gaining even more publicity was the herd sire that was selected as Reserve All American calf in 1932 and followed as an All American Yearling.

The Dairy Barn served as the center of activity for the State Hospital's award winning dairy. The operation was curtailed in the 1970's when the use of patient labor drew criticism. On July 10, 1985, with new philosophies of care and changing economic conditions, the once nationally known dairy operation ceased to exist., In 1986, the dairy herd of 150 registered Holsteins was sold at an auction attracting buyers from throughout the Upper Midwest in the midst of protests that the State was unfairly competing with private milk producers of South Dakota. All that remained were sales receipts totaling \$86,507 for the cattle and equipment, plus memories of a bygone era.



CALF BARN

1922-1924

Estimated Cost: \$10,000

Construction Date: 1922-1924

Size: 11,680 square feet

Current Use: Vacant

Historic Use(s): Calf pens, cow feeding, calf hospital, feed room, hay storage

Architect: "E.D.M" – Service Bureau of the Universal Portland Cement Company; Albert Lea of Olson Architects in Minnesota, draftsman (interior drawings)

Builders, etc.: Undetermined (probably patient and staff labor of the Yankton State Hospital)

Original Plan/Construction: Rectangular, concrete barn vernacular, gabled roof with ridge monitor, one story with full loft.

Alterations/Additions: Concrete block infill at loft level doorways on both north and south ends, plywood infilled windows, date unknown.

As the Yankton State Hospital continued to increase the size of its dairy herds, the need for an additional barn became necessary, even though the new Dairy Barn (B) was completed in 1917. A request was made to the state legislature, and in 1919 \$10,000 was appropriated for construction. Work did not begin, however, until the spring of 1922, when materials and labor became more readily available.

The barn was designed to accommodate 90 calves and heifers, and was linked to the south end of the Dairy Barn (B) by a ramped tunnel at its northeast corner, "so that calves, milk, etc., can be taken from the main barn... in inclement weather without exposure."

Put into service in 1924, the Calf Barn was part of the ongoing efforts of the hospital farm to develop a prize herd of dairy cows. The farm was quite successful in those efforts until it ceased dairy operations in 1986, producing prize-winning milk cows in a number of State Fair categories, year upon year. In addition, the barn's spacious loft was frequently filled to capacity with hay during the years when the farm was in full production.

With its axis on a north/south line, the rectangular Calf Barn measured 43 feet wide by 143 feet long. Primarily one story, it also has a full hayloft which occupies two-thirds of the building's volume. It is constructed of large, cast concrete blocks and is roofed with a simple gable, wood frame roof and continuous ridge monitor. With openings on all four sides, the building has no clear main entry or orientation. Punched openings for doors and windows create a fairly regular rhythm on the east and west facades and a somewhat less-predictable pattern on the north and south sides. The monitor windows are spaced evenly on both sides of the ridge.

Cast concrete blocks, measuring 1'x2', set with a beaded mortar bed, create the exterior walls. At the hayloft floor level, there is a continuous, perimeter, concrete bond beam. The bond beam is in line with the blocks below and above and indicates that the building was built level by level, rather than by laying full-height, exterior walls first.

The foundation of the building is concrete, integral with the interior floor slab. The structural system is concrete block bearing walls with steel column supports on the first floor, and a cast-in-place reinforced concrete truss system on the loft level. The entire building is surrounded by a concrete walkway which has lift-out concrete panels on the west side, accessing a 4-foot deep cleanout trench.

**HUMAN SERVICES CENTER BUILDING UTILIZATION
AND PLANNING COMMITTEE REPORT
SEPTEMBER 16, 2003**

The following buildings were toured and considerable discussion was held regarding possibilities for future use. Those buildings with potential for use have been noted as such and those without reasonable options for use have also been identified. Specific uses or ideas will be addressed later in this report.

Reasonable Potential for Use

Calf Barn (White Barn)
Dairy Barn (Red Barn)
Golf House (Currently in use)
Haas
Herreid
Medical Institute and Wings
Sheldon (Secure Treatment Unit)
Unused Land

Non-Viable for Reasonable Use

Green Barn (Show Barn)
Chicken House
Edmunds
Granary
Lee Cottage
Meade
Mellette
Ordway

Each building designated as “Non-Viable for Reasonable Use” was done so with careful consideration. Most of these buildings possess serious safety risks due to structural decomposition, asbestos, electrical and plumbing codes, fire codes and other obstacles that would make the cost of rehabilitation and utilization prohibitive. Special consideration should be given prior to destruction of several of the buildings including Lee, Meade, Mellette and Ordway in that Meade contains a beautiful grand marble staircase that remains in excellent condition, while the others contain period light fixtures, woodwork, stone work and architectural designs that may be salvaged prior to any demolition.

Of the buildings that have been determined to possess a reasonable potential for use the Medical Institute Building, including both wings and the Haas building provide the most potential and have generated the most interest locally.

HAAS BUILDING

An agreement is in process with the Soccer Association to utilize a portion of the Haas Building for offices, concessions and dressing rooms. This is an excellent opportunity to demonstrate to others that these types of partnerships work well and continue to grow. With the Soccer Association taking the lead there is a high likelihood that other organizations may have a greater interest in sharing use of the Haas Building.

MEDICAL INSTITUTE BUILDING including BOTH WINGS

The Medical Institute Building and both wings have generated interest from several entities. One of the most intriguing ideas with long term benefits is that of a County/City Public Safety Center. This idea has surfaced in the past and there is a renewed sense of possibility for this idea.

A second possibility within this same line of thought is that of the State of South Dakota Law Enforcement Training Center. The Committee recognizes that the Division of Criminal Investigation lies within the Constitutional Office of the Attorney General and not within the Executive Branch. The Committee recommends that Attorney General Larry Long be advised of the availability of the Medical Institute Building. The combination of these two ideas or each independently could provide a long term functional use for this building.

A third possibility for this building was offered by the Midwest Adolescent Center based out of Plankinton, South Dakota. This group has expressed interest in developing a national methamphetamine treatment center within this building. Thought should be given to this idea due to the growing prevalence of methamphetamine use within South Dakota and the United States. However, the State should also exercise caution with this type of arrangement as well to determine the long term viability of such a program and the impact it may have on the labor market within Yankton and the Human Services Center.

A recent inquiry has also been made by Youth Services International (YSI) as a possible site for additional juvenile programming. YSI currently operates programs in Springfield and Chamberlain as well as in other states. No formal request for consideration has been made however we do anticipate future communication from this organization. Again, the State should also exercise caution with this type of arrangement to determine the long term viability of such program expansion and the impact it may have on the labor market within Yankton and the Human Services Center.

UNUSED LAND

Several other ideas that have been presented during the committee meetings include locating other sports related organizations on the grounds of the Human Services Center. These include the Yankton Rodeo Club, Yankton 4-H clubs, Yankton Youth Baseball Association (two fields), Yankton School District Bus Barn location, and the Yankton Area Ice Association multiuse indoor facility.

POSSIBLE PARTIAL BUILDING USES

The Missouri Valley Model Railroad Club has also expressed interest in utilizing space in a building for their club meetings and possible model railroad museum. Finally, the

idea of using a vacant building as storage for service organizations such as Kiwanis, Rotary, or the Optimists has been brought forth. Each of these ideas presents an opportunity to build partnerships to benefit Yankton and the surrounding communities as well as continue to integrate the Human Services Center into the every day lives of many local residents.

CONCLUSION

As a Committee, we recommend that each of the above uses be explored in more detail to determine if such partnerships would be appropriate or beneficial. This ongoing work may best be accomplished by personnel within the Department of Human Services. The Committee members recognize that our primary objective has been accomplished and suggests that any periodic or ongoing review of HSC buildings could be delegated to the HSC Advisory Board.

We further recommend that any organization that may benefit from the utilization of the buildings or grounds of the Human Services Center give back to the Center by allowing patients of the Center or residents of the Lewis and Clark Behavioral Health Assisted Living Center attend any activities free of charge with the understanding that at least the Human Services Center patients would be under appropriate staff supervision at all times. This would further the understanding of mental illness within the community and allow patients to experience the every day activities that the rest of us enjoy.

Respectfully submitted this 16th day of September, 2003 by the Human Services Center Building Utilization and Planning Committee Members.

Bob Karolevitz

Bruce Jensen

Charlie Gross

Pam Kettering

Bob Cappel

Deb Bowman

Betty Oldenkamp

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