

ADVISORY COUNCIL
ON
HISTORIC PRESERVATION

WASHINGTON, D.C. 20240

MEMORANDUM OF AGREEMENT

WHEREAS, the Veterans Administration proposes to make available to the State of South Dakota the use of certain land and buildings at the Veterans Administration Hospital, Fort Meade, South Dakota; and,

WHEREAS, the Veterans Administration has determined that this proposal will affect the Fort Meade Historic District, South Dakota, a property listed in the National Register of Historic Places, and pursuant to the National Historic Preservation Act of 1966 has requested the comments of the Advisory Council on Historic Preservation; and,

WHEREAS, pursuant to the procedures of the Advisory Council on Historic Preservation (Federal Register, November 14, 1972, pp. 24146-24148) representatives of the Advisory Council on Historic Preservation, the Veterans Administration, and South Dakota State Historic Preservation Officer have consulted and reviewed the undertaking to determine the nature of the effect; now,

THEREFORE:

It is mutually agreed that implementation of the undertaking, as indicated in the attached Veterans Administration proposal "To Make Available to the State of South Dakota the Use of Certain Land and Buildings at the Veterans Administration Hospital Ft. Meade, South Dakota for an Archaeological Research Center" dated January 8, 1974, provided that the subsequent legal agreements between the Veterans Administration and the State of South Dakota concerning this transfer are forwarded to the Advisory Council on Historic Preservation for review, will not have an adverse effect.

Robert R. Sawyer (date) Jan 28, 1974
Executive Secretary
Advisory Council on Historic Preservation

Gay Jean Malcom (date) 1/23/74
Veterans Administration

Chris Stahl (date) 3/1/74
South Dakota State Historic Preservation Officer

Nancy K. Shipley (date) 3-6-74
Chairman
Advisory Council on Historic Preservation

VETERANS ADMINISTRATION
PROPOSAL
TO MAKE AVAILABLE TO THE STATE OF SOUTH DAKOTA
THE USE OF CERTAIN LAND AND BUILDINGS
AT THE VETERANS ADMINISTRATION HOSPITAL
FT. MEADE, SOUTH DAKOTA
FOR AN ARCHAEOLOGICAL RESEARCH CENTER

1. It is the proposal of the Veterans Administration to make available to the State of South Dakota certain land and buildings at the Veterans Administration Hospital reservation at Ft. Meade, South Dakota.
2. The State of South Dakota on December 5, 1973, requested from the Veterans Administration the transfer of buildings 53, 54, 58 and 60, and their attendant lands to the State of South Dakota for the establishment of an Archaeological Research Center. The request of the State of South Dakota has been endorsed by the Director of the VA Hospital at Ft. Meade as being compatible with the mission of the hospital.
3. The Veterans Administration Hospital at Ft. Meade, South Dakota comprises a part of the 3,000 acre Ft. Meade Historic District, a National Register property.
4. The proposed establishment of an Archaeological Research Center, an adaptive use of the property, would result in an effect to a National Register property.
5. In 1971, prior to the addition of the Ft. Meade Historic District to the National Register, the Veterans Administration had determined that the subject buildings were surplus to the needs of the Veterans Administration and had proposed to demolish the buildings. Following consultation between the Veterans Administration, the State of South Dakota and the Advisory Council on Historic Preservation, the Chairman of the Advisory Council recommended that the buildings be preserved and that "(the) State of South Dakota and other appropriate local agencies be notified that barracks 53, 54, 58 and 60 and their associated lands could become available...for historic monument, educational, or other compatible uses..." In his reply the Administrator of Veterans Affairs concurred and requested Advisory Council "assistance in locating possible users for Buildings Nos. 53, 54, 58 and 60."
6. It is the opinion of the Veterans Administration that the request of the State of South Dakota for use of the subject land and buildings and the purpose for which they would be used is in accordance with the recommendation of the Advisory Council as concurred in by the Administrator of Veterans Affairs.
7. The Veterans Administration has requested from the State of South Dakota a statement that if the subject property is made available to the

State of South Dakota, the State of South Dakota will comply with the statutory and regulatory requirement applicable to a National Register property.

8. The Historic Preservation Officer for the State of South Dakota is the official of the State who has requested use of the subject property. The Advisory Council has recommended favorable consideration of the request by the Veterans Administration.

9. There are several means by which the subject property can be made available to the State of South Dakota. It is further proposed by the Veterans Administration that the means by which the property will be made available not be limited by a Memorandum of Agreement, but be accomplished by direct negotiation between the Veterans Administration and the State of South Dakota to assure that means which will best serve the needs of both parties may be adopted without further consultation.

10. The alternatives to this proposal are:

a. That the Veterans Administration retain the property and continue to be responsible for maintenance and repair, preservation and/or restoration.

In 1971 the minimum maintenance costs for the subject buildings (including utilities) totaled approximately \$5,000 annually. At that time it was estimated that the annual cost to maintain the buildings in first class condition would total approximately \$32,000. It was also estimated that the cost to restore the buildings to an acceptable maintenance condition without structural change would total more than \$110,000, and the cost for complete restoration of the buildings to an exact replica of the original Cavalry Barracks would be approximately \$1 million. The costs to the Federal government for the retention of these buildings would range from \$5,000 annually up to a possible \$1 million in restoration funds plus more than \$32,000 annually for first class maintenance. It can be anticipated that these costs would increase in the future. Approval of the request of the State of South Dakota would release the Veterans Administration for the responsibility for the expenditure of these Federal funds.

b. That the Veterans Administration retain the property, continue to be responsible for maintenance and repair, preservation and/or restoration and seek a more appropriate user for the subject property.

This would require the continued expenditure of Federal funds for the maintenance and repair of the buildings and a value judgment that the request of the State of South Dakota does not constitute an appropriate use of the buildings, based upon considerations of historic preservation and the mission of the VA Hospital at Ft. Meade.

11. It is the opinion of the Veterans Administration that the mission of the VA Hospital at Ft. Meade and the objectives of historic preservation can be served and a monetary savings to the Federal government can be effective by concurrence with the request of the State of South Dakota for the use of the subject property for the establishment of an Archaeological Research Center.

12. Attached are the following:

a. A copy of the request of the State of South Dakota for the use of buildings and land at the Veterans Administration Hospital at Ft. Meade, South Dakota for the establishment of an Archaeological Research Center.


b. A copy of the letter from the Director of the Veterans Administration Hospital, Ft. Meade, South Dakota, recommending approval of the request.

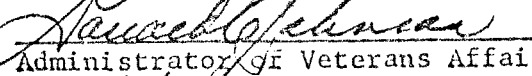
c. A Building Number and Location Plan for the Veterans Administration Hospital at Ft. Meade, South Dakota, illustrating, in red, the property requested by the State of South Dakota. The defined area is approximate and does not constitute a legal description of the property.


GJORE MOLLENHOFF
Federal Agency Representative

Attachments

CONCUR: 
Chief Medical Director

CONCUR:  JAN 1 1974
Assistant Administrator for Construction

APPROVED: 
Administrator of Veterans Affairs


Date

OFFICE OF
CULTURAL
PRESERVATION
State Capitol
Pierre, S.D. 57501
Phone (605) 224 3458



January 2, 1974

Ms. Gjore Mollenhoff
Federal Agency Representative
Veteran's Administration
Washington, D. C. 20420

Dear Ms. Mollenhoff:

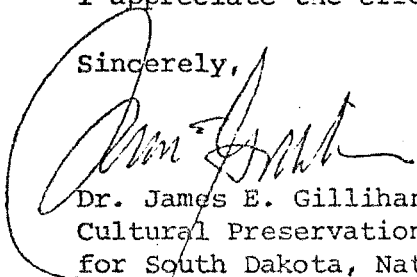
Thank you for your interest in the use of a series of buildings in the Fort Meade Historic District, by the Archaeological Research Center. As potential recipient of the property, the Office of Cultural Preservation, on behalf of the State of South Dakota:

1. Is aware that the subject property is a National Register property.
2. Is willing, if granted the use of the property, to comply with all applicable statutes and regulations regarding National Register properties.
3. Will investigate the site to determine whether there are archaeological resources present, and, if so, to assure their proper salvage.
4. Will consult, as necessary, with the Historic Preservation Officer for the State of South Dakota and the Advisory Council on Historic Preservation to assure that the above conditions are met.

I would suggest that this letter of intent be attached to any contract between the State of South Dakota and the Veteran's Administration. The Office of Cultural Preservation looks forward to a long and mutually satisfactory arrangement with the Veteran's Administration.

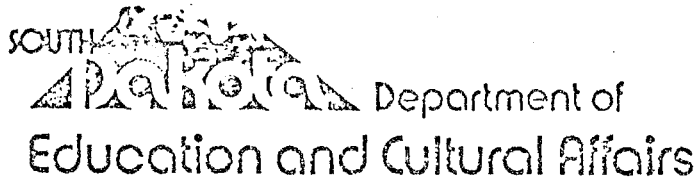
I appreciate the effort your office has made in making this possible.

Sincerely,



Dr. James E. Gillihan
Cultural Preservation Director and Historic Preservation Officer
for South Dakota, National Register of Historic Places

OFFICE OF
CULTURAL
PRESERVATION
State Capitol
Pierre, S.D. 57501
Phone (605) 224 3458



December 5, 1973

Dr. Ben S. Wells, M. D.
Hospital Director
Veteran's Administration Hospital
Fort Meade, South Dakota 57741

Dear Dr. Wells:

Please consider this letter a formal request for transfer of the buildings and property outlined on the attached map of Fort Meade from the Veteran's Administration to the State of South Dakota for use as an Archaeological Research Center, a program in the Office of Cultural Preservation of the Department of Education and Cultural Affairs. I am aware of your present use of Building #55 as a lecture facility and we would be happy to honor that use in the future. I am also aware of your lease of two floors of Building #55 for a county museum. We would be happy to honor that commitment as well.

It is the thinking of Mr. Jerry Andrews, Commissioner of Administration, that an outright transfer of the property would make it easier for the State of South Dakota to commit funds for maintenance of the buildings. I still hope, however, that we can work with the current request which you have initiated for outside maintenance of all of these structures. As Historic Preservation Officer for the State, I am concerned with adaptive use of any structures in an historic district which is on the National Register of Historic Places. Mr. James Deam, Secretary to the Department of Education and Cultural Affairs is especially cognizant of future growth potential and feels that we should request all of the buildings which are currently not being utilized although our current needs are for only two or three of the structures.

Upon completion of the transfer, it is my wish to transfer all of the holdings of the programs in the Office of Cultural Preservation which are not currently on exhibit in museums or being used in school loan programs. This will include a large number of archaeological specimens and research library at the W. H. Over Museum, formerly owned by the museums, the Archaeological Commission and various federal agencies. I also anticipate the transfer of over 8,000 square feet of archaeological material from South Dakota currently located in the Midwest Archaeological Center of the National Park Service in Lincoln, Nebraska. I have discussed this last transfer with

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December 5, 1973

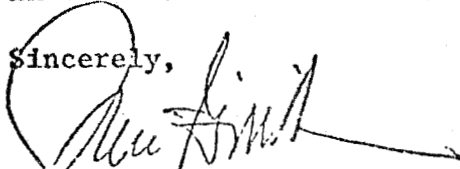
Dr. Carl Falk, Director of the Midwest Archaeological Center. The total Archaeological Research Center established in the Fort Meade Historic District would be under the direction of Dr. John S. Sigstad, Director of the Archaeological Research Center and State Archaeologist. I would hope that we could get Buildings #53 and #54 in shape to move some time in the early part of 1974.

I anticipate the new Archaeological Research Center to be a clearing house for Environmental Impact Evaluations, an education resource to serve the State's museums (including the county museum located in Building #55) and a center for archaeological research with major emphasis on the new Paleo-American Horizon which is currently being defined in Western South Dakota and in adjoining states. This new horizon promises to re-write a great part of North American Archaeology.

The future may require use of some of the space for programs of the Museum of Geology at South Dakota School of Mines and Technology in Rapid City. This facility is already bursting at the seams. Dr. Robert Wilson needs space almost immediately to store casts containing paleontological specimens and would like to borrow space to "winter" field vehicles if a further arrangement can be made. In all cases, I will consider the present operation of the Veteran's Administration Hospital as the prime factor in determining possible adaptive use.

I appreciate your kind hospitality and that of Ken Story during my recent visit. I would hope that we can work together to achieve this giant step in Cultural Preservation.

Sincerely,



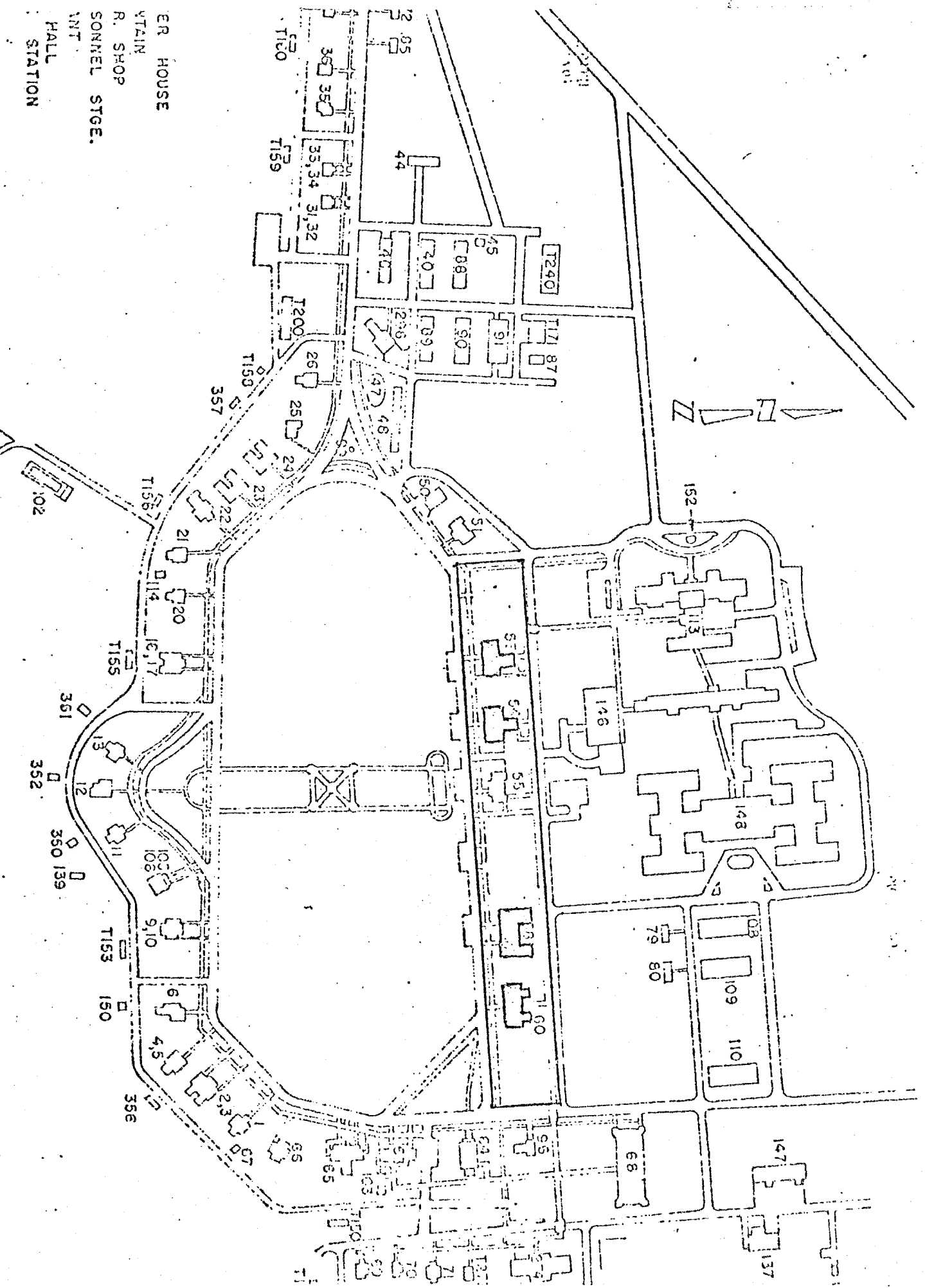
Dr. James E. Gillihan
Director of Cultural Preservation

JEG/drv

Enclosure


cc: Governor Richard Kneip
John Sigstad
James Deam
Jerry Andrews
Tom Kilian
Carl Falk
Robert Wilson
June Sampson
John Little

ER HOUSE
VTAIN
R. SHOP
SONNEL STGE.
INT
HALL
STATION



OFFICE OF
CULTURAL
PRESERVATION

State Capitol
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Phone (605) 224 3458

 Department of
Education and Cultural Affairs

Asst
EC

December 5, 1973

Mr. Ken Tapman, Director
Office of Compliance
Advisory Council on Historic Preservation
Washington, D. C. 20240

Dear Ken:

I have recently visited the Fort Meade Historic District near Sturgis, South Dakota which is on the National Register of Historic Places. I am the Historic Preservation Officer for the National Register Program in South Dakota. My interest at the moment is to seek transfer of part of the District from the Veteran's Administration to the State of South Dakota to be used as our official Archaeological Research Center for the state. This would be an adaptive use of the property that would help assure its conservation. I see no problems in terms of compliances with either 106 or 11593. Dr. Ben Wells, Director of the Veteran's Administration Hospital, is agreeable to the proposal.

During my conversations with city officials in Sturgis, I learned of the possible transfer of some 149 acres of the Historic District to the city of Sturgis. The proposed transfer of land, which has been held up temporarily by inaccuracies in the original definition of boundaries, includes Barry Stadium which is one of the original historic structures in the district. I would like to suggest that this nearly completed transfer may be in conflict with Executive Order 11593 which relates to the Protection and Enhancement of the Cultural Environment. I would like to consider the possibility of the Veteran's Administration simply leasing the property or loaning it informally to the city to assure that the Historic District will not be altered. To date the city has had to rely on the Veteran's Administration to maintain the property although it has been made available (on loan) for the city's use.

I feel that the possible transfer of 27 acres from Fort Meade to Fort Meade School District #101 is currently being investigated in relation to possible violation of Section 106 (Historic Preservation Act of 1966--

Mr. Ken Tapman

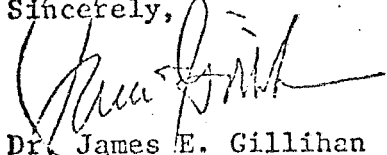
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80 Stat. 915) is also not advisable. I understand that the project has now been abandoned; I would like clarification of this and would appreciate more current information from various federal agencies in South Dakota that are either on the National Register or who may be eligible for the Register when they plan to transfer properties. I am afraid that the H.P.O. often hears about these transfers only after they have been completed.

Thanking you for your consideration, I remain

Sincerely,



Dr. James E. Gillihan
Cultural Preservation Director

JEG/drv

cc: Dr. Robert D. Quinn
Dr. Ben Wells ✓
Mr. James Deam
Mr. John Little
Dr. Tom Kilian