



Prepared by the City of Hill City
Planning & Zoning Commission.

CITY OF HILL CITY DESIGN GUIDELINES

City of Hill City, South Dakota

Table of Contents

Introduction.....	2
History.....	4
Definitions.....	10
Design Guidelines for New Commercial Construction.....	11
Early Twentieth Century Commercial.....	12
Old Western False Front.....	13
Italianate.....	14
Log Cabin.....	15
NPS Rustic Style.....	16
Queen Anne.....	17
Tudor Revival.....	18
Victorian.....	19
Renovations of Existing Properties.....	20
Building Materials & Colors.....	21

INTRODUCTION

These design guidelines serve as a tool for preserving Hill City's unique look & feel. They inform property owners and builders about compatible and appropriate design for new commercial construction. They provide design expectations for additions and alterations made to buildings within the commercial zones. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors. Another purpose is to provide information that property owners may use in making decisions about their buildings by addressing basic principles of design which respect the unique natural setting of Hill City.

The design guidelines are used by the Hill City Building Inspector and Planning Commission as they review design plans for construction projects. This document also describes the town's history and illustrates its architectural styles to help people understand, appreciate and preserve Hill City's architectural heritage.

What is the Legal Basis for Design Review?

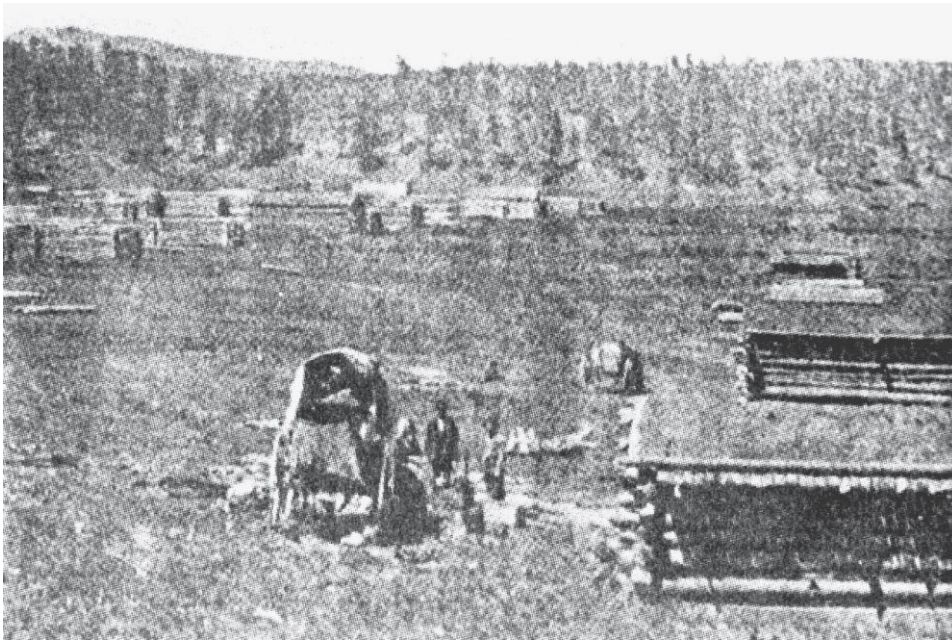
Hill City's Title 9 Zoning Code 101.2 states the purpose of this code is to safeguard the health, property and public welfare by controlling the design, location, use or occupancy of all buildings and structures through the regulated and orderly development of land and land uses within its jurisdiction.

The appearance of buildings, structures, open spaces and landscape throughout the City of Hill City is of public concern. It is in the public interest to ensure that new developments and modifications to existing developments reflect and are sensitive to the history, architecture, community character and other building traditions of the City of Hill City. These provisions are established to achieve the following purposes:

- ➔ Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City.
- ➔ To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.
- ➔ To protect and improve property values.
- ➔ To foster and encourage creative application of design principles.
- ➔ To ensure existing design features, which contribute to the unique character of Hill City, are retained and re-created in a manner that enhances the City's sense of community.
- ➔ To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the City.
- ➔ To bring new buildings into an orderly arrangement with landscape and nature, other buildings and open space areas.
- ➔ To ensure these objectives are achieved through an impartial review process which assures that each proposal complies with these guidelines.

HISTORY

At an elevation of 4,974' and surrounded by ponderosa pine, Hill City is a small mountain town in the heart of the Black Hills of South Dakota. Hill City was the first settlement established in Pennington County in conjunction with the initial discovery of gold in the Black Hills. Gold brought miners to the mountain town of "Hillyo" in the spring of 1876, but by the end of the summer, all but 'one man and his dog' had moved on to the rich gold deposits in the Northern Hills. The buildings during this time were log cabins.



This image shows the first few log cabins along Spring Creek in the brand new town of Hill City. From Annie Tallent's The Black Hills, Or Last Hunting Ground of the Dakotahs, Centennial Edition.

Tin was discovered in Hill City and mining began in 1883 and the subsequent investment saw the city growing and prospering again. By 1892, mining continued but on a much smaller scale. During the tin mining boom, The Little White Church was constructed as was the Harney Peak Hotel (presently the Alpine Inn).



Harney Peak Hotel, circa 1880's.



The Alpine Inn, as seen in 2018.

The construction of the Burlington and Quincy High Line Railroad through the town in the 1890's put Hill City on the map. As the mining industry subsequently waned, the railroad and logging industries became increasingly important to the area.



Photo circa 1902.



Recent photo of the McEachron building; the current home of Hill City Harley-Davidson.

With the 1927 dedication of the Mount Rushmore National Memorial, the tourism industry really began to shape Hill City and continues to this day.



1920's view of the Chicago, Burlington, & Quincy Railroad

In 1957, the Black Hills Central Railroad (formerly the Chicago, Burlington, & Quincy Railroad) opened a tourist passenger train, known as the 1880 Train.



The 1880's Steam Train is still running strong in 2018.

Tourism is enabled by Hill City's proximity to Mount Rushmore, Crazy Horse Memorial, Custer State Park, and the Sturgis Motorcycle Rally. Several local attractions, restaurants, museums, shops, and art galleries cater to those visiting the area.



The Von Woehrmann Building built in 1884 was originally a log building and housed a saloon.



During renovations in the mid 1970's, the original logs were discovered. The Von Woehrmann Building is now home to Desperados.

For those who expect all historic buildings to be mansions and monumental public edifices, the simple, vernacular construction of early Hill City may appear to lack significance. The fact is, these vernacular structures help to convey the reality of life in a mining boom town at the turn of the century and it is their simplicity of design and modest scale that are so important. The structures that survive from that era serve as a connection with the past and help to inform people of Hill City's history.



West side of Main Street, circa 1908 showing the Corner Market on the right



Built in 1906 to house the Corner Market, this building has stood the test of time.

Definitions

Appropriate	<i>Suitable or compatible; in reference to renovations of existing historic buildings.</i>
Asymmetrical	<i>Not identical on both sides of a central line.</i>
Bay Window	<i>A window built to project outward from an outside wall.</i>
Bracket	<i>A projecting member, often decorative, that supports an overhanging element such as a cornice.</i>
Commercial Building	<i>A commercial building is one that is dedicated to commercial activities. The technical classification of a commercial building for zoning purposes is that it has more than half of its floor space used for commercial activities.</i>
Corbel	<i>A projection jutting out from a wall to support a structure above it.</i>
Cornice	<i>The projecting uppermost portion of a wall often treated in a decorative manner with brackets or other ornamentation.</i>
Cupola	<i>A small dome, especially a small dome on a drum on top of a larger dome, adorning a roof or ceiling.</i>
Eave	<i>The lower part of the roof that projects beyond the wall.</i>
Facade	<i>The face or main elevation of a building.</i>
Fenestration	<i>The arrangement of windows.</i>
Gable	<i>The vertical surface on a building usually adjoining a pitched roof, commonly at its end and triangular shaped.</i>
Hood Molding	<i>The projecting element placed over a window; it may extend down the sides of the window as well as over the top.</i>
Ornamental	<i>Decoration used to embellish parts of a building.</i>
Parapet	<i>A low protective wall along the edge of a roof.</i>
Symmetrical	<i>Components that mirror each other; reflection of shared forms, shapes or angles.</i>
Vernacular	<i>Architecture that draws on common traditional forms and materials. Vernacular architecture is usually functional, modest and unpretentious, and often a mixture of several architectural styles.</i>

Design Guidelines for All New Construction

The intent of this regulation is to ensure buildings are compatible with the architectural history and the Comprehensive Plan of Hill City. Buildings must fit in with their surroundings thereby reinforcing the visual quality of the area, preserving the property values and supporting the tourism potential of the business district.

HCMC 602.2 Architecture

All new construction and exterior renovations of existing buildings, requiring a building permit, within the Commercial (C) Zones, Commercial/Residential (CR) Zones and Central Business District (CB) Zone, must adhere to the Hill City Design Guidelines, established by resolution and adopted by the Common Council.

The following styles of architecture have been identified as important within Hill City and enhances and accentuates those buildings that currently exist.

1. Early Twentieth Century Commercial
2. Old Western False Front
3. Italianate
4. Log Cabin
5. National Park Service Rustic Style
6. Queen Anne
7. Tudor Revival
8. Victorian

Early Twentieth Century Commercial (1900 – 1920)

The storefront is the most important architectural feature of many historic commercial buildings.



Typical Characteristics:

- Often one story, flat roofed.
- Patterned masonry walls.
- Large rectangular windows arranged in groups.
- Panels of brick laid in patterns and sparingly used inset accents of tile, concrete, limestone, or terra cotta.
- Parapets often used instead of projecting cornices.
- Simple brick corbels or inset designs may decorate the upper façade.
- Two story, early commercial buildings have a street level public space while the upper section suggests more private spaces reserved for offices, or apartments, etc.

Old Western False Front

1800's

False-front commercial architecture is a type of commercial architecture used in the Old West of the United States.



Typical Characteristics

- 1 or 2 story with a front gable roof.
- Façade parapet extending above roof. Façade uses a better grade of materials and exhibits greater ornamentation than do the other sides of the building.
- Wood frame construction.
- Elaborate cornice.

Italianate

1870 – 1900

The Italianate style's use for many of America's main-street commercial buildings provides for one of America's most distinctive symbolic landscapes of mid-western town centers.



Typical Characteristics

- Characterized by 2 or 3 stories.
- Low pitched roof, widely overhanging eaves.
- Large, decorative brackets under an ornamental cornice.
- Tall, narrow windows, commonly arched or curved above.

Log Cabin

1800's - Current

Log cabins have an ancient history in Europe, and in America are often associated with first generation home building by settlers.



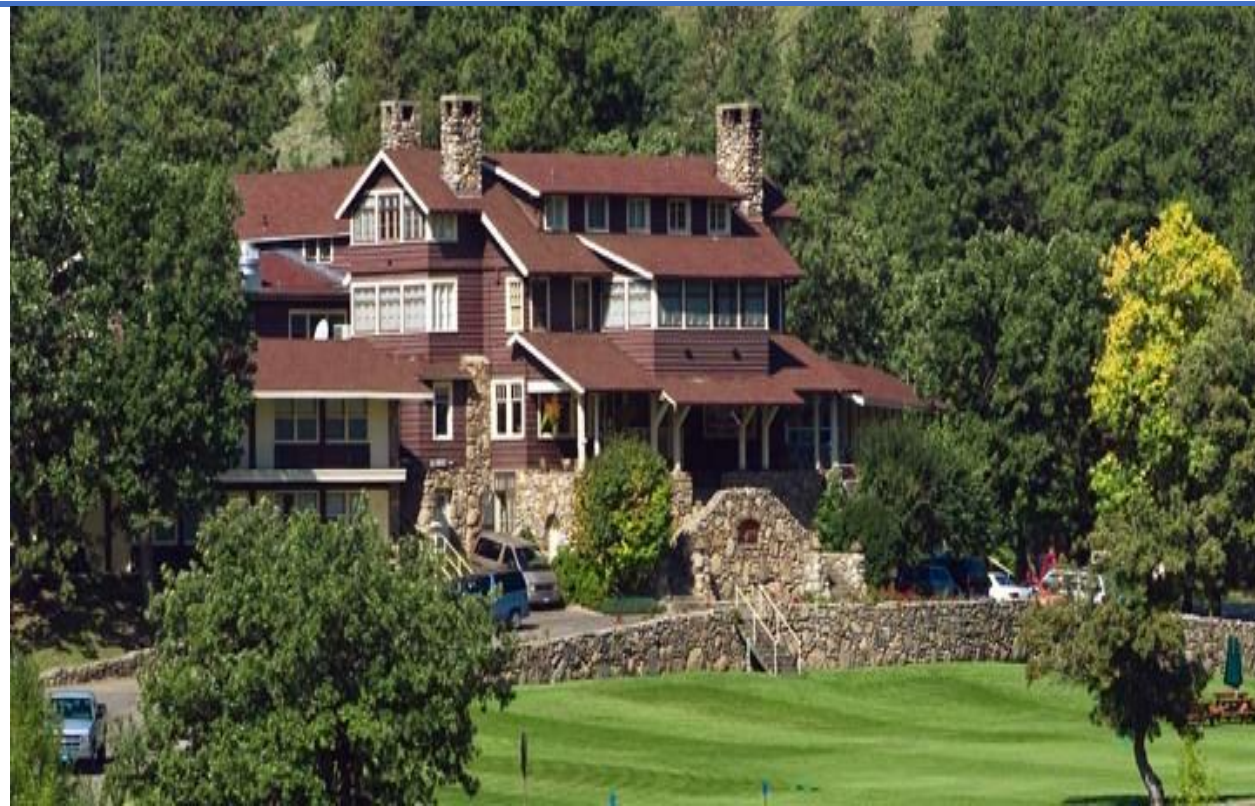
Typical Characteristics

- Log construction and/or stone foundations.
- Hand crafted details such as stone chimneys, hand hewn logs, wrought iron or forged hardware.
- Green metal or shake roofs.
- Mirrors surrounding mountain features.

National Park Service Rustic Style

1916 – 1942

National Park Service Rustic — sometimes called **Parkitecture** — is a style of **architecture** that developed in the early and middle 20th century in the United States National Park Service (NPS) through its efforts to create buildings that harmonized with the natural environment.



Typical Characteristics

- Characterized by its natural setting and its use of log and stone for building materials.
- Stone and log work is oversized; horizontal lines should dominate.
- Designed to blend in with the natural environment.

Queen Anne

1880 – 1905

Queen Anne was the dominant style of architecture from 1880-1900 and persisted with decreasing popularity through the first decade of the 20th century.



Typical Characteristics

- Elaborate and diverse roof and cornice with towers and/or gables.
- Elaborate highly diverse ornamentation.
- Diverse use of materials, textures and colors throughout façade.
- Use of window bays and various projections.

Tudor Revival

Early 20th Century

This style of architecture dominated suburban houses throughout the country for a large portion of early 20th century. It was fashionable during the 1920's and early 30's.



Typical Characteristics

- Steeply pitched roof.
- Façade dominated by one or more prominent cross gables.
- Decorative half timbering with spaces between timbers filled in with plaster or brick.
- Can have patterned brick or stone on the lower section and transition to half timbering.

Victorian

1870 – 1910

Victorian architecture is a series of *architectural* revival styles in the mid-to-late 19th century. *Victorian* refers to the reign of Queen *Victoria* (1837–1901), called the *Victorian* era, during which period the styles known as *Victorian* were used in construction.



Typical Characteristics

- 2 to 3 stories; low pitched roof with wide overhanging eaves having decorative brackets beneath.
- Tall, narrow windows, commonly arched or curved; frequently with elaborate window hoods. Porches have spindle work detailing or flat jigsaw cut trim.
- Symmetrical façade.
- Cornice line brackets are common.

Renovations of Existing Properties

There are many fine, vintage buildings in Hill City. They each offer a bit of the story and history that makes the city what it is today.

A sensitive approach to the maintenance, repair and rehabilitation of older buildings is desirable and consistent with the image encouraged by these guidelines.



The rehabilitation of a building respects the key features of the original building style and design, but allows flexibility for adaptive reuse opportunities.

When undertaking an exterior restoration or rehabilitation project, the modifications should be compatible with the spirit of Hill City, the surrounding context and the intent of these design guidelines.

Building Materials & Colors

Building materials and colors should suite the architectural style of the building and must be consistent or complementary throughout the structure or total project.

Select paint colors that are compatible with the neighborhood, architectural style and natural surroundings.