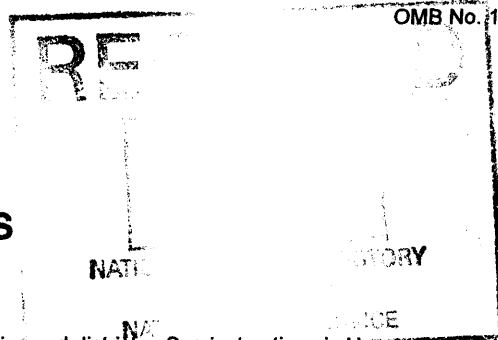


**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Swander Bakery Building

other names/site number Metz Bakery

2. Location

street & number 601 12th Street not for publication n/a

city or town Rapid City vicinity n/a

State South Dakota code SD county Pennington code 103 zip code 57701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Jay D. Voyt
Signature of certifying official

01-09-2001
Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,
(explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) n/a

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Commerce

Period of Significance

1928-1949

Swander Bakery Building
Name of Property

Pennington County, South Dakota
County and State

Significant Dates 1928
 1949

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Edward H. Swander

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Rapid City Public Library

Swander Bakery Building
Name of Property

Pennington County, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>13</u> Zone	<u>641080</u> Easting	<u>4882215</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Steve McCarthy
Organization McCarthy Properties, L.L.C. date December 28, 2000
street & number P.O. Box 9612 telephone 605-787-9007
city or town Rapid City state SD zip code 57709

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Swander Bakery Building
Name of Property

Pennington County, South Dakota
County and State

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name McCarthy Properties, L.L.C.
street & number 4420 Universal Drive telephone 605-787-9007
city or town Rapid City state SD zip code 57701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Description of physical appearance:

The Swander Bakery Building rests on a corner lot of Main and 12th Street in a residential neighborhood in Rapid City. The building is at the corner of the West Boulevard Historic District and several blocks from the downtown commercial area of the city.

The building does not reflect a particular architectural style but has elements in the original section of the late 19th and early 20th Century American movements. The original (north) section of building was built in 1928 and is roughly 11,000 square feet. This date is substantiated by both date stamps on the original building's blue prints and by articles announcing its construction in the local paper. The first addition, built in 1949, is roughly 11,000 square feet with 8,000 on the main floor and 3,000 on the second floor. Both building plans and local press coverage also establish this date. The second addition of 10,000 square feet of warehouse space was built circa 1961.

The rectangular building is one story with a partial second story and has approximately 31,000 square feet. It has a concrete basement with a foundation underneath two thirds of the building. The exterior walls are concrete block covered with an unpainted brick veneer and off set pilasters extending beyond the roof parapet. The original building roof structure is wood; the first addition's is wood and steel, and the 1961 addition's is all steel. The building has a flat rubber roof and one chimney.

There are one-over-one double-hung wood windows in the 1928 section of the building and single pane, steel warehouse, true divided, 16 light windows in the 1949 and 1961 sections. On the first floor in the east elevation, the original loading dock doors were bricked over and replaced with double-hung wood windows in a 1960s remodel. In 2000, these windows were replaced with windows with multiple lights that reflect the garage door design of the original doors.

According to the original plans, the offices were located in the northeast corner of the building. South of the offices behind the glass doors on the eastern elevation there were two interior loading docks. The northwest corner held the ovens. And the rest of the main floor was split between Fermentation, the Mixing Room and Platform, and the Pastry Room.

According to the 1949 addition plans, a doughnut room replaced the offices in the northeast corner. The loading dock floor was raised to the level of the floor in the rest of the building so the offices could be moved to this area. They added two new loading docks, a new Fermentation area, garage and repair space and a dishwashing area. They also built a second floor housing employee locker rooms, break rooms, and a small apartment.

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Statement of Significance

The Swander Bakery Building is significant under Criterion A because it represents the history of a major locally owned business and the family that owned it. It also reflects commerce and growth of the Black Hills community. The Swander Bakery Company was the quintessential family business founded by one of the pioneering families of the Dakota Territory. The building, built in 1928, operated as a bakery and baked goods retail store until the mid-1990s. The store portion remained open until March of 2000. The building's construction was touted as a significant event in the development of Rapid City, South Dakota. The company was an important economic force in the local community. The bakery also witnessed, and flourished despite, the incredible challenges of the twentieth century. The building, without question, is an important local landmark.

The Swander family and their bakery played an important part in the pioneer days of Rapid City and the Black Hills. Harry Swander, its founder, had very little formal education and at age sixteen started a baking apprenticeship. He and a partner started their first bakery with a combined investment of \$100 dollars, thirty-seven of which were Harry's contribution. He and his first wife, Viola, worked together to establish their first business in the Black Hills of South Dakota, confectionery store, in 1889. He started the Swander Bakery in 1892.

This building mirrors the way that small town businesses grew and operated in the American West. The company operated out of a downtown space originally. Needing additional space, Harry's son, Edward H. Swander, had this building built in 1928. The company maintained its downtown location for retail sales and moved all of the baking and wholesale distribution. This building was solidly constructed from the start with simple and straightforward lines, which reflected its predominant use for the manufacturing, storage and distribution of baked goods.

It is obvious from the local press coverage of the construction and opening of the building that the bakery played an important role in the community. Rapid City appears to have been very proud of the new facilities.

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Statement of significance: (continued)

The report of the Swander Bakery Building opening hailed the facility as “the largest and probably the most modern bakery in South Dakota.” The Pennington County Director of Public Health is quoted as saying “I have personally inspected this plant and consider it modern in every particular and scientifically arranged so that all products are handled in a most sanitary manner and we are pleased to give this plant a one-hundred percent rating. The people of this community are very fortunate in having such a bakery to serve them.”

The Swander Baking Company grew substantially from its humble origins. In 1928, this bakery produced 1,252,800 pounds of baked products with a daily capacity of 10,000 pounds. In Rapid City, the company was a significant employer with 14 employees in 1929 at an annual wage of \$23,000. The company expanded opening additional locations in Deadwood and Huron, South Dakota. In response to increases in business, the company added on to the building twice, once in 1949 and in 1961. The building and these expansions are indicative of the gradual success this business experienced and its growth in financial resources. With a final square footage of over 31,000 square feet, the Swander Bakery Building is one the largest historic structures in all of western South Dakota.

Over the course of the years, this company weathered significant challenges. For example, the Second World War was difficult for both consumer and producers of food products. Swanders was very supportive of the War effort. Their ad campaigns during the war were very supportive of the war effort on the national level, as well as encouraging people locally to do their part in the rationing program. They published the ration stamp numbers with their valid dates. And at the bottom of one of their “Ration Reminders” columns in the local paper, the company wrote, “Today, January 5, marks the 2nd anniversary of America’s local War Price and Rationing Boards. These Americans – your neighbors and friends – have been doing a great job, giving their time, and labor to the job of making war-time rationing and price controls work. Give them your help, make this pledge: I will pay no more than top legal prices; I will accept no rationed goods without giving up ration stamps.” As the producers of a non-rationed commodity, Swanders was obviously in a good position to sell its product. However, as the war progressed they too felt its pinch. In 1943, the U.S. Department of Agriculture under Secretary Claude Wickard discontinued the sale of sliced bread. And then starting in 1946, all bakers were at the mercy of the wheat shortage that was part of the U.S. Food Conservation Program. Swanders was very supportive of this program, which predates the Marshall Plan, with its aid to foreign countries devastated by the war.

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Statement of significance: (continued)

After the war, the Swander Baking Company faced rising competition from larger, newly emerging, national and regional baking companies. The general business trend of the twentieth century was the death of the small family business in the face of lower prices from larger firms that could exploit economies of scale. In order to survive the Swander family shrewdly joined the Quality Bakers of America (QBA) in 1948. At that time QBA was a cooperative of small independent bakers who used a "common brand name ...to facilitate advertising and brand recognition." With the QBA, Swanders adopted the Sunbeam brand name and the "*Miss Sunbeam*" trademark. This was apparently very good for the company's business as reflected in the building's expansions in 1949 and 1961. The Swanders were able to maintain a closely held family business until the late 1960s when the Metz Baking Company of Iowa bought them out.

The Swander Baking Company and its bakery building played a significant role in the history of South Dakota. The legacy of that business, this building, still stands in excellent condition as a reminder of over 100 years of South Dakota commerce and business.

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Section number 9 & 10 Page 5

Bibliography

Kingsbury, George Washington. History of Dakota Territory, South Dakota; Its History and Its People. Volume IV. Chicago: SJ Clarke, 1915: 776-779.

The Rapid City Daily Journal: March 14, 1929, p. 8, April 24, 1942, January 18, 1943, June 27, 1946, July 11, 1946, April 22, 1948, June, 1948, May 20, 1953.

Parkinson, Eka. Pennington County Dakota Territory Pioneers of the 19th Century. Volume II. Rapid City, SD: Rapid City Society for Genealogical Research, 1997: 2.

Information on Quality Bakers of America can be found at their web site QBA.com.

Interviews:

July 19, 2000. Maria McCarthy Anderson. Mrs. Eka Parkinson. McCarthy Properties, L.L.C., 4420 Universal Drive, Rapid City, SD 57702

October 6, 2000. Maria McCarthy Anderson. Mrs. Connie Swander. McCarthy Properties, L.L.C., 4420 Universal Drive, Rapid City, SD 57702

Verbal boundary description

Lots One (1) through Twelve (12) inclusive in Block Five (5) of Boulevard Addition in the City of Rapid City, together with the vacated easterly two feet (2') of the alley adjacent to Lots One (1) through Five (5) of said Block Five (5) as vacated by Resolution recorded in Book 18 of Miscellaneous Records on page 5178 in the Office of the Register of Deeds, Pennington County, South Dakota.

Verbal boundary justification

This is the legal description of the property historically associated with the property.