

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 93001340

Date Listed: 12/09/93

Property Name: Rapid City Fruit Company  
State: South Dakota

County: Pennington

none  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

December 9, 1993  
Date of Action

=====  
Amended Items in Nomination:

Section 3/8. State Certification/Statement of Significance.  
Certifying official has considered this property to be of local significance.

Section 8. Period of Significance:  
Period of significance is hereby amended to read "1920-1935" to reflect the years when the warehouse is documented as having contributed to local commerce and was associated with the Rapid City Fruit Company.

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Melissa Dirr, National Register coordinator for the South Dakota, State Historic Preservation Office was notified of these amendments on December 2 and 9, 1993.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

1340

RECEIVED

United States Department of the Interior  
National Park Service

OCT 25 1993

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 an 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 (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Rapid City Fruit Company

Other names/site number: \_\_\_\_\_

2. Location

Street & number: 320 7th St

not for publication

City or town: Rapid City

vicinity

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 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

[Signature]  
Signature and title of certifying official

South Dakota SIPD

Date 10/12/93

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

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

4. National Park Service Certification

I hereby certify that the property is:  
Action

Signature of the Keeper

Date of

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] 12/9/93

R.C. Fruit Company Building  
Name of Property

Pennington, SD  
County and State

**5. Classification**

**Ownership of Property**      **Category of Property**  
(Check as many boxes as apply)      (Check only one box)

- |                                     |                  |                                     |             |
|-------------------------------------|------------------|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | private          | <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | public - local   | <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | public - State   | <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | public - Federal | <input type="checkbox"/>            | structure   |
|                                     |                  | <input type="checkbox"/>            | object      |

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

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

structures

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)  
COMMERCE/warehouse

**Current Functions**  
(Enter categories from instructions.)  
EMPTY/not in use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)  
EARLY 20TH CENTURY COMMERCIAL BLOCK

**Materials**  
(Enter categories from instructions.)

foundation brick

walls brick

roof synthetic/vinyl

other steel

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

R.C. Fruit Company Building  
Name of Property

Pennington, SD  
County and State

**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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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**

1920-1943

**Significant Dates**

1920

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NRS):**

- 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:

State Historical Pres. Center



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RAPID CITY FRUIT COMPANY BUILDING  
PENNINGTON COUNTY, SOUTH DAKOTA

Located one block outside the Rapid City Commercial Historic District, the Rapid City Fruit Company Building resides in the heart of the historic warehouse area. Built in 1920 the Rapid City Fruit Company is a single story commercial block style building with a full basement. The rectangular blonde brick warehouse was constructed of post and beam supports, has a flat roof and measures 98 by 50 feet. All bricks used in the original construction are made of Portland cement and were cast locally.

The Fruit Company building features fourteen upper level windows, (some of which have been partially filled-in over the years, date unknown) 7 lower level garden windows above grade, (three of which are blocked by a loading dock/ramp on the south side added after original construction; date unknown), 3 loading bay doors, (one north, one west, one south) and four entrance doors (one a converted loading bay door, date unknown).

A large recessed docking area framed by brick walls, columns, and steel lintel overhead adorned with rosette tie coverings dominates the front of the building (west elevation). Protruding beams in the recessed area are supported by brick corbels on the main wall.

A large cupola on the roof houses draw works for an elevator which serviced both levels. There is a brick header course which occurs every two feet vertically and is a contrasting color. Other exterior features include: a subtle brick cornice on the east, south, and west sides of the building, and six brick corbels on the south side of the building.

The building's framing is of wood posts and beams. The posts are constructed of seven 2" x 12" boards nail laminated, while the beams are 2" x 12" also, but have eleven boards each. The column capitals and bases are cast iron, with the bases being set into the basement floor concrete. There are fourteen columns, and seven beams supporting the structure. Column capitals are cast iron. Column bases on the lower level are cast iron set into the concrete floor.

The main floor consists of 2' x 6' boards nail laminated, and laid upright. The ceiling is actually the same construction as the floor, as the

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PENNINGTON COUNTY, SOUTH DAKOTA

building was originally designed for a second floor to be added, in which case the ceiling would then become the second story floor. Above the ceiling 2" x 6" boards is a framed, tapered roof allowing positive drainage to the north.

On the interior, the main feature is the elevator shaft situated near the center of the building. Since the construction is post and beam, the space is monolithic on both floors with only minor non-bearing partitions (some of which date to 1920) breaking up the areas.

Other interior features include brick corbels on the west wall where the beams protrude to the exterior portico, continuous brick crowns on the north, east, south, and west alcove walls (upper level only). The brick crown also is found on the elevator shaft walls on both levels.

Features which exemplify the building's use as a produce warehouse are: a 4' x 6'8" scale built-in the floor on the second level, two 34" diameter holes cut into the second level floor which in the past housed tubular steel ice cauldrons embedded in the lower level concrete floor, which when filled with ice kept the lower level cold-storage rooms at temperatures necessary for storing produce, (these rooms were insulated with sawdust) and a vintage Otis Elevator for moving produce from one level to the other.

The building is similar in scale, construction, and original usage to surrounding buildings, and is located in the original downtown warehouse district. The building fronts 7th Street to the west, Rapid Street and the Chicago and Northwestern rail line to the south. To the east is a city-owned parking lot serving the Milo Barber Transportation Depot, a public bus terminal. Across the alley to the north is the original Freight House, the largest of the early warehouses in the district. The Rapid City Fruit Company Building retains a high amount of historic integrity adding great character and substance to the Rapid City warehouse area.

Since it's construction in 1920, the building has undergone very few changes. In 1947, a lean-to shed was added by a neighbor on the east side of the building. The shed shared a common wall with the building. This shed has since been removed. Some of the windows have been partially filled in with

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RAPID CITY FRUIT COMPANY BUILDING  
PENNINGTON COUNTY, SOUTH DAKOTA

brick, and two of the loading bay doors have been cased in for entrances (date unknown). There has been a loading dock/ramp added to the south side of the building (date unknown) and a new roof installed in 1990. New gas heat was installed in the building in 1991. Today, the building is vacant, but is still used occasionally for storage, art shows, auctions, etc.

SECTION 8 STATEMENT OF SIGNIFICANCE  
RAPID CITY FRUIT COMPANY BUILDING  
PENNINGTON, SOUTH DAKOTA

The Rapid City Fruit Company Building is historically significant under criterion A for its long association with wholesale produce distribution, not only in Rapid City, but most of western South Dakota. It's proximity to rail capability made it one of the major produce handlers in the region, and it contributed to the development of Rapid City as regional hub of commerce. Under the South Dakota State Historic Preservation Plan it relates to the context labelled V. Depression and Rebuilding (1893-1929) A. Changing Urban Patterns 2. Rebuilding commercial centers in larger towns.

The area which the building is located is in the original warehouse district of the city. It is adjacent to the prominent rail line (which is still being used today) in the city, as well as the old rail passenger depot (converted into a restaurant) and aged warehouses of similar nature and size. This area was the major distribution center for goods and produce, which facilitated the city's growth into a regional hub of commerce. This modest building was originally built to house fruit and produce awaiting distribution in the area, and was the first cold storage building in Rapid City. It has always served as a warehouse, and is one of the few unconverted buildings remaining in the downtown area.

The building was built by C.A. Nesbit, an area rancher and produce company manager, and Claude E. Gray, president of the then Black Hills Wholesale Grocery, who merged to form Rapid City Fruit Company. Nesbit was a manager of the Wasmer Fruit Company of Rapid City prior to engaging in ranching in Fairburn, South Dakota. He sold his



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ranch to devote his time to the development of the Rapid City Fruit project. During the years before establishment of the Rapid City Fruit Company Nesbit was also the manager of the Cash Grocery Company in Rapid City. He brought with him the necessary knowledge to establish a successful cold fruit storage warehousing business. Claude Gray, also a grocer, actually purchased the property one year prior to incorporating the Fruit Company which he then sold to the company.

All original bricks used in the building of the structure are locally made of Portland cement. Portland cement is manufactured locally by the State of South Dakota-owned cement plant, one of the few, if not only, plants of it's kind owned and operated by state government. The brick work was completed by J.T. Garland, whose business began with masonry and led into one of Rapid City's larger early General Contractors-Garland Construction. The brick casting work was done by Rapid City Brick and Tile Company.

At one time, (mid 1962 to 1982) the building belonged to Zella Barber, of Black Hills Warehouse Inc. and the Barber Company. Milo Barber, deceased husband of Zella Barber, was one of the important businessmen of the city, and the building was used in his freight and transportation business. Milo Barber is also the namesake of the Milo Barber Transportation Center, a public bus terminal which is situated to the east of the building. From 1982 to 1992, the building was held in Trust in the name of Zella barber, and housed a variety of wholesale businesses. The Barber transportation Company and Barber Moving and Storage both used the building as a storage/warehouse facility. Additionally, the lean-to (now removed) on the east elevation was used as a place for the Barber companies to liquidate goods damaged in transport. This lean-to (referred to in section 7) was removed as late as 1986.

It is unclear how long the Rapid City Fruit Company served the "west river" South Dakota area; however, it is known that Mr. Gray sold the property in 1935. The use of the facility specifically as a fruit warehouse probably ended with this sale. In the years between 1936 and 1960, the building served as warehouse for a tobacco company, and miscellaneous other ventures. Details to this are sketchy since many of the necessary records have been destroyed. crown Candy leased the building in the early 1970's, and they occupied it during the flood of 1972. Flood waters did not reach the building, but came within one block.

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RAPID CITY FRUIT COMPANY BUILDING  
PENNINGTON COUNTY, SOUTH DAKOTA

**BIBLIOGRAPHY**

Black Hills Journal, Rapid City, SD September 24, 1920, March 11, 1921.

Rapid City/Pennington County Directory of 1914-1915.

Strain, Dave. Black Hills Hay Camp, Dave Strain, Publisher, Rapid City SD

**VERBAL BOUNDARY DESCRIPTION**

Lots 17, 18, 19 of Block 64 Original Town, Rapid City, Pennington County, SD

**VERBAL BOUNDARY JUSTIFICATION**

The nomination property includes the entire parcel historically associated with the Rapid City Fruit Company Building.

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PENNINGTON COUNTY, SOUTH DAKOTA

Note: Information given in numbers 3, 4, 5, and 6 applies to all photographs listed below.

3. Name of photographer: Ken Anderson
4. Date of photograph: 5/5/93
5. Location of original negative: Offices of ARCHITECTURE by Thurston, 822 Main Street, Rapid City, SD 57702
6. Description of view indicating direction of camera:

Photo #1: View of west elevation of building with camera facing east.

Photo #2: View of south elevation of building with camera facing west

Photo #3: View of east elevation of building with camera facing west

Photo #4: View of north elevation of building with camera facing south

Photo #5: View of southwest corner of building with camera facing northeast.

Photo #6: View of southeast corner of building with camera facing northwest

Photo #7: View of northeast corner of building with camera facing southwest.

Photo #8: View of northwest corner of building with camera facing southeast.