

Official Proceedings
Codington County Justice Advisory Committee
Lake Area Technical Institute, Watertown, SD
September 22, 2015

The Codington County Justice Advisory Committee (CCJAC) met at Lake Area Technical Institute, Room 512, on September 22, 2015. Present were Chairman Lee Gabel, Al Koistinen, Larry Wasland, Greg Endres and Megan Gruman. Also present were non-voting members, The Honorable Dawn Elshere and Tom Walder. A quorum was declared and the meeting was called to order at 6:10 p.m. by Chairman Gabel. Member Tyler McElhany joined the meeting at 6:45 p.m. Absent was Sheriff Toby Wishard.

Agenda Approved

The agenda for the meeting was presented. Motion by Wasland to approve the agenda; motion seconded. All voted in favor; agenda approved.

Minutes from August 18, 2015 Approved

Motion by Koistinen to approve the minutes; motion seconded, all in favor, minutes approved.

State of Process to Fulfill Commissioners' Instructions to the CCJAC

- **Regarding Instruction #2: Analyze and recommend to the BoCC ways to obtain the needed analysis**

The **National Center for State Courts (NCSC)** has completed the final Technical Assistance Report concerning courthouse space needs for Codington County. The committee reviewed the main points of the report (see attached slides, the full report is available on the Codington County Justice Advisory Committee webpage).

Items that will require further discussion include:

- A possible jury assembly room (NCSC recommends using the largest courtroom in their report as a jury assembly room)
- A possible additional jury deliberation room (the NCSC recommends only one);
- The location of a law library which is required by law to be accessible to the public (a member of the public suggested that any subscriptions for law library resources might be shared to provide jail inmates any legally required law library access);
- The need for working space for an additional court reporter. Judge Elshere said that magistrate judges in South Dakota typically don't have court reporters, but use the "FTR" recording system instead.
- The possible need for a holding facility and sally port should the jail be located away from the courthouse.

After reviewing the final report, motion was made by Gruman to forward the report to BoCC, seconded by Endres. Four (Gabel, Gruman, Endres, Wasland) voted aye, one (Koistinen) voted no. Motion carried.

A subsequent discussion addressed the level of detail for court-related spaces in the NCSC report. On pages 27-35, the report (available on the CCJAC webpage) provides floor space recommendations for the rooms recommended in the report to address court space needs.

The CCJAC reviewed the draft report ***Historical Renovation Considerations for the Codington County Courthouse*** (attached to these minutes). Christy Lickei, of the Codington County Historical Society, provided the content of the report. The key recommendations from the report are:

- The rotunda and north façade should be preserved
- ADA compliance and fire safety issues need to be addressed.
- Facility options should bring the building up to modern functional standards without changing the original fabric and character of the building.

Motion was made by McElhany to forward the report to the BoCC. Motion seconded. Discussion addressed what level of renovation would trigger a requirement to raise the level of ADA compliance. An addition to the courthouse would need to meet ADA and fire codes. The need to update the current courthouse to building current building codes depended upon the scope and nature of renovation. For example, if a renovation updates a system, such as plumbing, throughout the building, then all of that system should be updated to meet current building code. A vote was taken; all in favor, motion carried.

Chairman Gabel reported that Bill Garnos is waiting for inmate population data to accumulate for at least another month before finalizing the Jail Space Needs Assessment.

- ***Regarding Instruction #3: Developing criteria***

Gabel presented draft criteria to be considered for evaluating facility options (see attached slides). Discussion addressed:

- Whether or not the floor space recommendations in the NCSC report should be considered a minimum requirement (i.e. a screening criterion). The draft criteria presented suggest that such recommendations should be considered minimum requirements.
- Adding a screening criterion to stipulate the basic need for an expansion strategy beyond the minimum floor spaces recommended by court and jail consultants.
- As consultants provide specific spatial recommendations, these will be used to formulate additional criteria. As of this discussion, only the court space needs assessment was complete and therefore was the only set of recommendations from which to formulate criteria.
- Whether or not to raise the priority of a criterion that compares the aesthetics of proposed options.

Discussion of preliminary draft of Request For Proposal (RFP)

The work of the CCJAC is nearing the point of requesting proposals from architectural firms for pre-design services. A suggested outline for an RFP is in the slides attached to these minutes.

Review of facility visits from Dakota County, NE, and Yankton County, SD

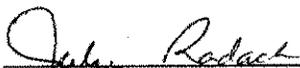
Members of the committee reviewed observations from visiting two facilities since the last CCJAC meeting: the jail in Dakota County, Nebraska, courthouse and jail facility in Yankton County, SD. The Dakota County visit notes are available on the CCJAC website. The Yankton County visit notes will be posted soon.

Future Meetings:

Upcoming meeting dates of October 20 and November 17 were set; the meetings will continue at Lake Area Technical Institute.

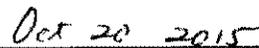
Adjournment

Motion by Koistinen to adjourn; motion seconded, all in favor. Meeting adjourned at 7:45 p.m.



Secretary

CCJAC

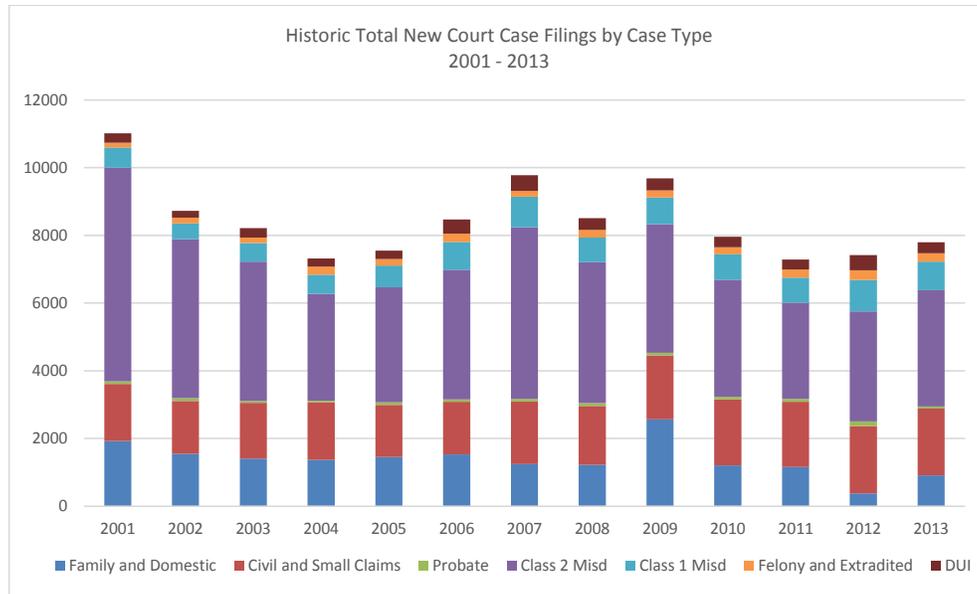


Date Approved



Review NCSC Final Draft

Reformatted Caseload graph to show types of cases (p 9)

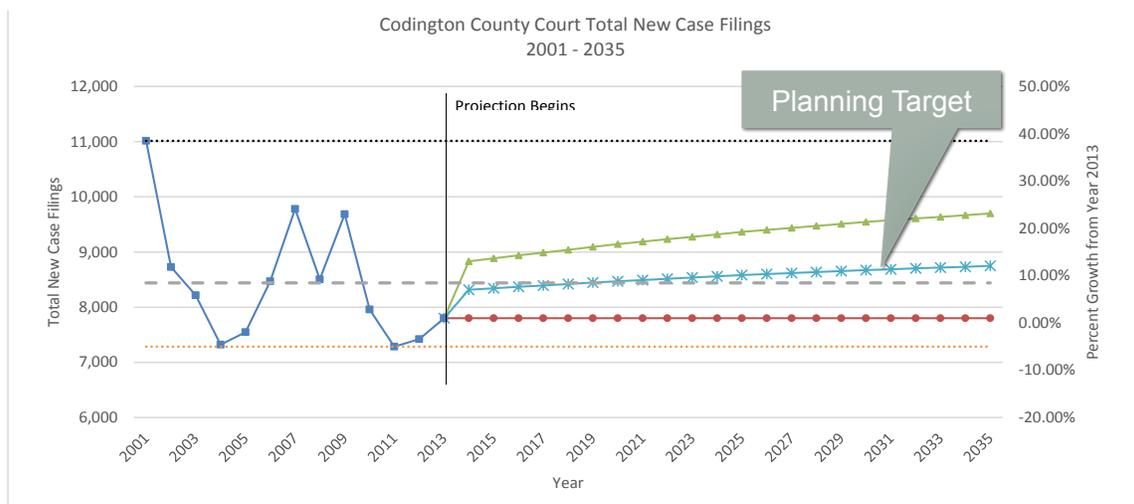


Review NCSC Final Draft



Caseload Projections (pp 11-12)

- Steady growth
- Planning target = 12% growth from 2013

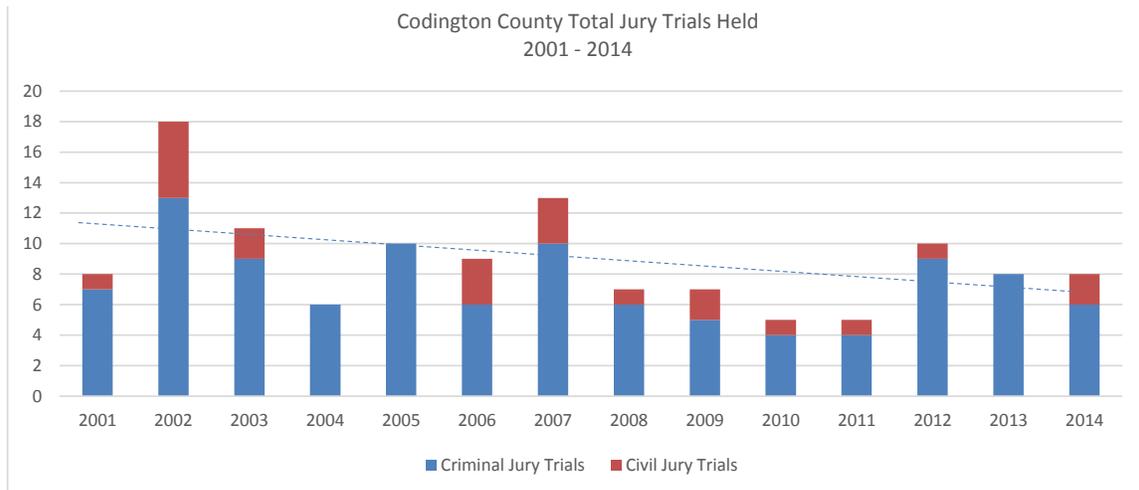




Review NCSC Final Draft

Jury Trial History (p 14)

- Steady decline – nationwide trend
- Annual Average = 8 to 9 jury trials actually held



Review NCSC Final Draft

- Revised court staffing tally (p 15)

TABLE 10: CODRINGTON COUNTY COURT FUTURE STAFF NEEDS ESTIMATES					
Staff Position	Current FTE	2020	2025	2030	2035
Judiciary					
Court Judge	2	2	2	2	2
Court Reporter	2	2	2	2	2
Magistrate Judge	1	1	1	1	1
Clerk of Court					
Clerk of Court	1	1	1	1	1
Deputy Clerk	5	5	5	6	6
Court Services (Probation)					
Deputy CSO	1	1	1	1	1
CSO	3	3	4	4	4
Support Staff	1.5	1.5	1.5	2	2
Drug Court Coordinator	1	1	1	1	1
Drug Court / Veterans Court CSO	1	2	2	2	2
State's Attorney					
State Attorney	1	1	1	1	1
Assistant Attorney	2.5	2.5	2.5	3.5	3.5
Administrative Support	2.5	3	3	4	4
Victim Services	1	1	1	1	1
Total Staff	25.5	27	28	30.5	31.5



Review NCSC Final Draft

Courthouse Requirements (pp 17-25)

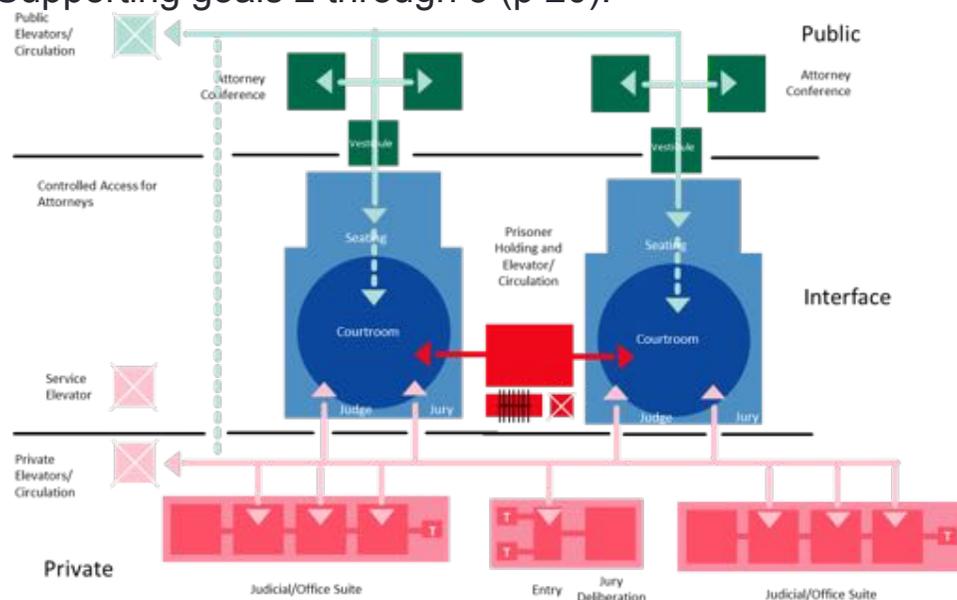
- **Goal 1** – Image of Justice (pp 17-18)
- **Goal 2** – Enable effective court operations (pp 18, 22-25)
- **Goal 3** – Accommodate both short & long-term needs (p 18)
- **Goal 4** – User-friendly & accessible (pp 18-19)
- **Goal 5** – Safe & Secure (pp 19-21, 23)
- **Goal 6** – Design for max use of technology (pp 21-22, 23-24)



Review NCSC Final Draft

Courthouse Requirements (pp 17-25)

- Supporting goals 2 through 5 (p 20):





Review NCSC Final Draft

- Future space needs summary (p.27)

attached vs away jail

TABLE 11: CODRINGTON COUNTY COURT FACILITY SPACE REQUIREMENTS SUMMARY

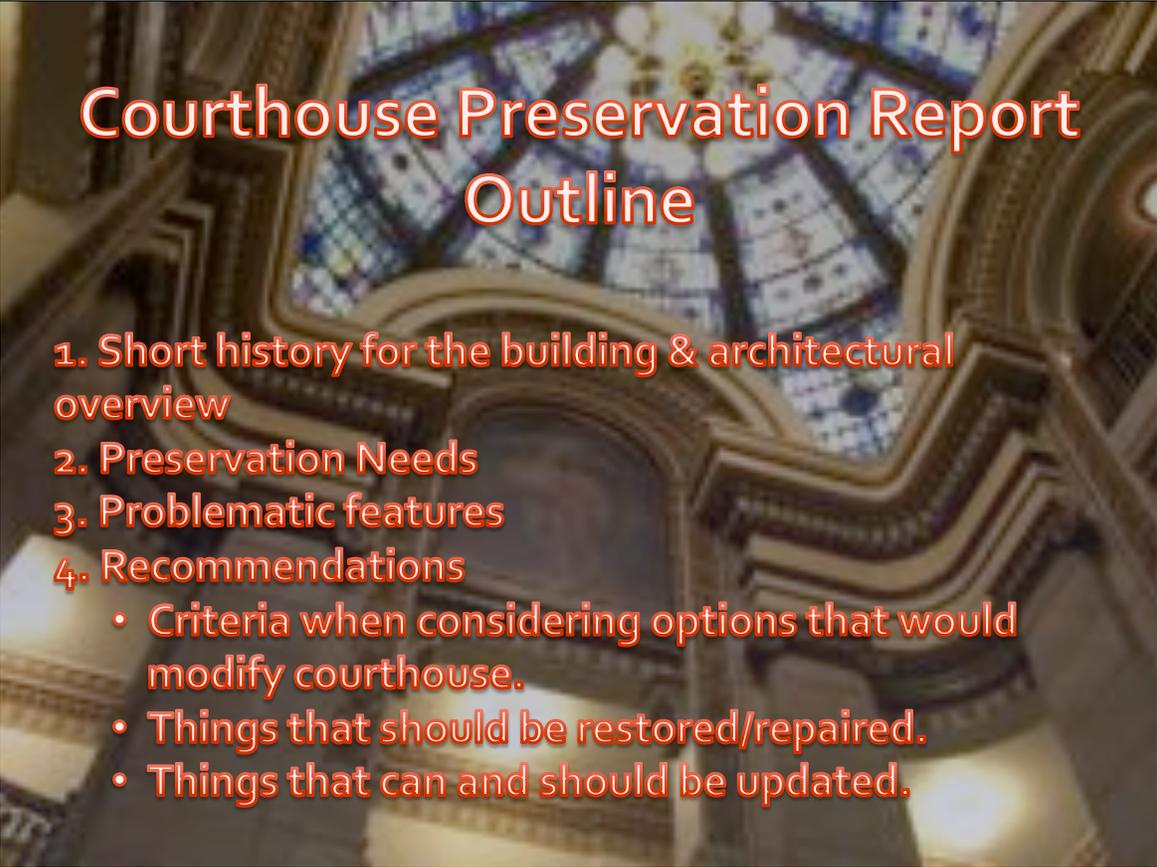
Department	<u>Current Existing Space</u> <i>(Approximation)</i>	<u>Current Space Needs (DGSF)</u>	<u>Year 2035 Space Needs (DGSF)</u>
Court Courtrooms and Support Areas	5,300 DGSF	8,089	8,089
Judicial Chambers	1,100 DGSF	1,554	1,554
Clerk of Courts	1,450 DGSF	2,736	2,830
Court Services	1,063 DGSF	1,804	2,116
State's Attorney	1,600 DGSF	2,063	2,302
<i>Building Security (if located with jail)</i>	<i>N/A</i>	<i>1,225</i>	<i>1,225</i>
<i>Building Security (if located away from jail)</i>	<i>N/A</i>	<i>2,345</i>	<i>2,345</i>
Building Support	<i>Shared with County Agencies</i>	4,474	4,474
Sub-total Departmental Space (DGSF)			
<i>If located with Jail and Sheriff's Office</i>	10,513	21,994	22,589
Building Gross Square Footage Estimate (25%)			
<i>If located with Jail and Sheriff's Office</i>	13,141	27,431	28,236
Sub-total Departmental Space (DGSF)			
<i>If located away from Jail and Sheriff's Office</i>	10,513	23,065	23,710
Building Gross Square Footage Estimate (25%)			
<i>If located away from Jail and Sheriff's Office</i>	13,141	28,831	29,638



Review NCSC Final Draft

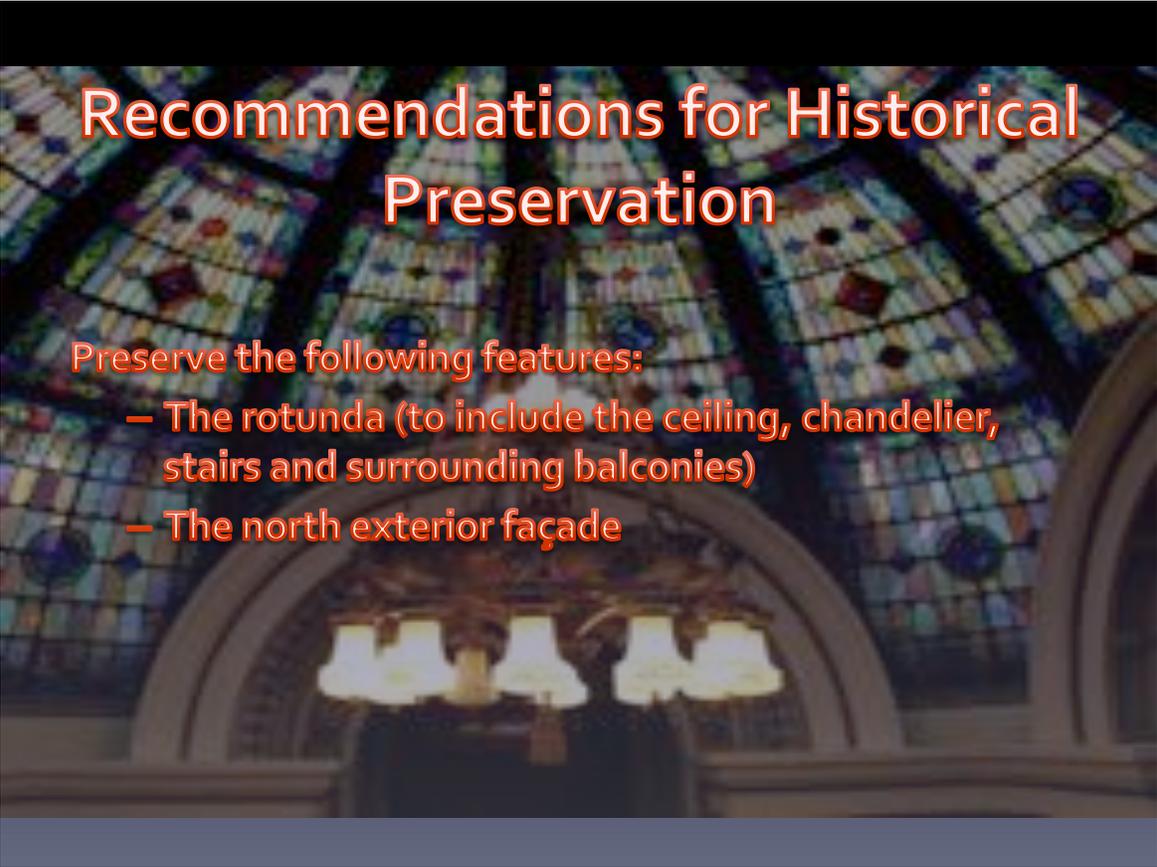
Possible variations (footnotes pp 28-33)

- Jury Assembly Room
- Additional Jury Deliberation Room (NCSC recommends only 1)
- Law Library
- Additional Court Reporter Space
- If Jail separate from courthouse, will need additional holding, sally port



Courthouse Preservation Report Outline

1. Short history for the building & architectural overview
2. Preservation Needs
3. Problematic features
4. Recommendations
 - Criteria when considering options that would modify courthouse.
 - Things that should be restored/repaired.
 - Things that can and should be updated.



Recommendations for Historical Preservation

Preserve the following features:

- The rotunda (to include the ceiling, chandelier, stairs and surrounding balconies)
- The north exterior façade

Based upon National Register

SPECIFIC DATES	1929	BUILDER/ARCHITECT	Gray Construction Company-builder Freed, Perkins and McWayne-architects
STATEMENT OF SIGNIFICANCE			
<p>Architecturally, the Codington County Courthouse is the best example of Neo-classic architecture in Watertown and one of the most ornate courthouse interiors in the state. In this case, the interior design exceeds the importance of the exterior; although that, too, is quite distinct. The building was designed by the architectural firm of Freed, Perkins, and McWayne.</p> <p>A second significance is of course that the building has been the center of the county government since 1929. Over the years, various events that shape the history of the county have occurred within these walls.</p> <p>This courthouse was a ten year dream and when finished, people proclaimed it a "palatial work of art." This \$375,000 building is today as it was during its first years, a truly remarkable structure; one which the citizens of Codington County are still proud. Although the structure is not quite fifty years old, it is close enough and important enough to be placed on the National Register.</p>			

- Facade – key exterior feature
- Rotunda – key interior feature

Recommendations: Renovation Approach

- **Restoration**- return to the original condition
- **Rehabilitation**-bring up to modern functional standards without changing the original fabric of the building.
- **Conservation**- restoration of the exterior to a stable condition and adding modern environmental systems while integrating with the original concept.
- **Remodeling**-functional changes to the building while ignoring important historical or architectural features.
- **Preservation**-stabilizes the building as found and prevents further deterioration.
- **Reconstruction** -replicas of buildings or parts of buildings that may have been lost with time.

Recommendations for Historical Preservation

Try to maintain consistency in decoration & style with the original structure.



Consistent Decoration - Matching finials: in the Commissioners' Chamber and on a brass rail on the third floor

Recommendations for Historical Preservation

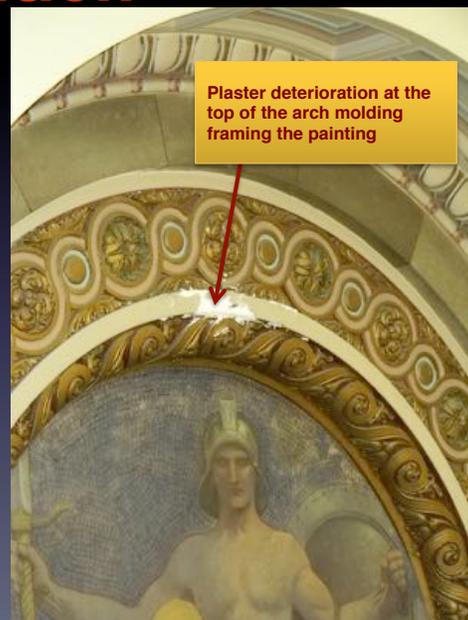
Address key functionality issues:

- Lack of handicapped access
- Lack of fire safety equipment.

Restore details: (Some of this may be outside of CCJAC purview)

- Where practical, repair details that have deteriorated through use or time.
- Where practical, correct repairs that don't align aesthetically.

Establish an exhibit of significant features (would otherwise be lost as a result of modifications), display case and/or photos.



Plaster deterioration at the top of the arch molding framing the painting

*Codington County Historical Society***Historical Renovation Considerations for the Codington County Courthouse**

As Codington County assesses its need for court space, many different options will need to be considered to address the need for more court space. Some of the options may propose to modify the current historic courthouse. This report is to provide a brief background and recommend factors to consider in order to preserve the historic character of the courthouse, while working to make it usable well into the future.

History and Architectural OverviewA Short history of the Codington County Courthouse

- L.V. Sybrant built the first courthouse by June 1884 and county officers occupied the building the following month. This same site would later be home to the current courthouse. The courthouse acted as a buffer between the commercial and residential districts. The building became outdated as Watertown, Codington County and the state grew.¹
- The county commission in 1917 began budgeting for the purpose of constructing a new courthouse. In the spring of 1927 the county commission called a special election for the issuance for bonds to construct the new building. This motion was approved and in the fall of 1927 it was torn down and on October 11, excavation began for the new building. During the two-year building process, the courthouse records and offices were located on the second floor of the Lincoln Hotel. The courtroom was set up on the fifth floor of the hotel.
- Architectural firm of Freed, Perkins, and McWayne designed the present day courthouse while Gray Construction built the property. The building was dedicated June 19, 1929, with festivals that lasted two days. Built at a cost of



¹ Codington County officials were “homeless” for just more than five years after the county was organized in 1878. Needed office space was rented in various buildings around town. County commissioners met wherever they could find an empty meeting room. Court was held under similar circumstances. Watertown’s leading newspaper, *The Dakota News*, editorialized that the county was paying \$870 a year in rent for offices and that did not include extra money spent for renting space for courtrooms and jury rooms to hold the occasional trial. Beginning in 1883 an issuance of bonds for construction of a county courthouse was ordered. On May 1, county voters approved a \$25,000 bond issue for its construction plus a jail.



Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

around \$375,000, the building is considered to be one of the most artistic courthouses in the state and is currently on the National Register of Historic Buildings.

- The present courthouse was entered into the National Register of Historic Places in 1978. The application paper notes that the exterior of the courthouse is “the best example of neo-classic architecture in Watertown and one of the most ornate courthouse interiors in the state.” The National Register paperwork is attached to this report.

Architectural Overview

- The current Codington County Courthouse was constructed in the Neo-Classical, or “New-Classic” style of architecture, which was widely popular from 1900 into the 1920s and used elements of ancient Greek and Roman architecture on modern structures to produce symmetrical and imposing public buildings.
- Defining characteristics of neoclassical buildings: clean elegant lines, an uncluttered appearance, flat roof, simple, no towers, building’s façade is flat and long, minimum outside decorations, and are massive buildings.
- A significant design feature that is notable of the Neo-classical style is the large columns done in a Greek style called “Ionic” and modeled after those first used in the Aegean islands and western coastal region of ancient Turkey. Columns were used to carry the weight of the building’s structure. Later they were used as a graphical element. The courthouses columns show traditional Ionic columns with fluting on the shaft. Other businesses in Watertown today like the Old Post Office and the Codington County Heritage Museum make use of the Neo-Classical style.

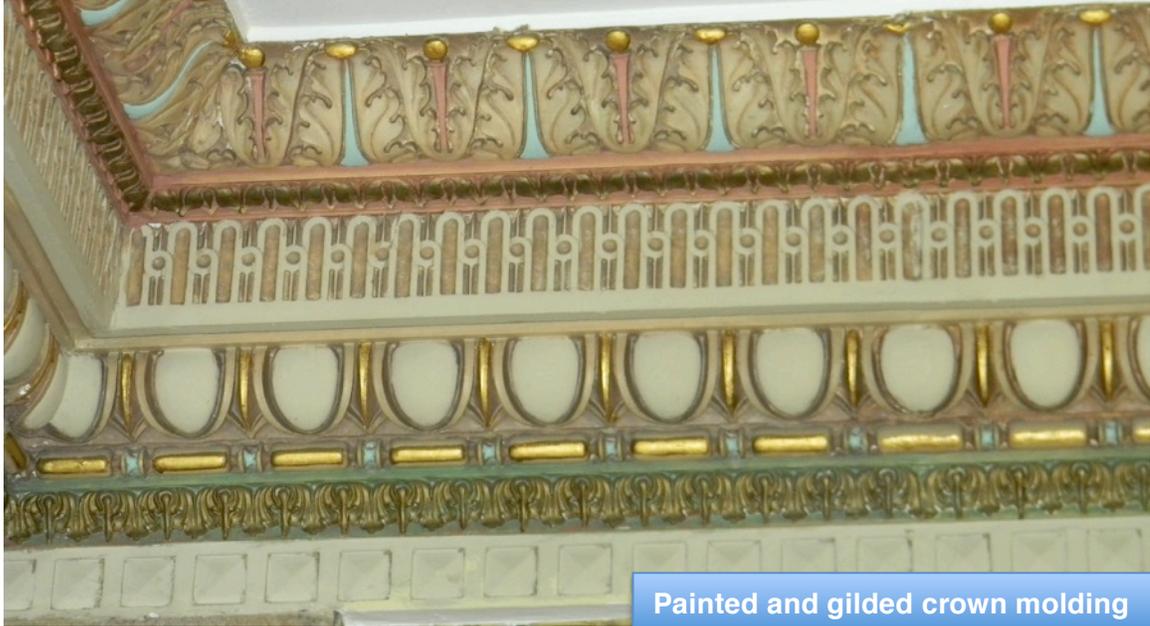




Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

- Much of the crown moldings are painted plaster molds utilizing two repetitive designs: Guilloche, a running ornament of interlaced bands forming a pattern of circles, and Anthemia, a running mold design that is continuous and repetitive. After painting the plaster, gold leaf was used to enhance the decorative moldings. At time the courthouse was built, this was \$700 worth of gold leaf. Today this would cost around \$9,500.



Painted and gilded crown molding

- Materials used to construct the courthouse.
 - The exterior stone of the courthouse is white oolitic Indiana limestone. The sedimentary stone was formed from the remains of tiny animals living in relatively warm and shallow seas. Most Indiana limestone tends to be an off white or grayish color and is a superb building stone that has been quarried commercially since the 1820s. Some well known examples include the Empire State Building and the National Cathedral in Washington, D.C.
 - The floors throughout the court house are Tennessee marble and terrazzo. Terrazzo is a composite material, poured in place or precast, and is used for floor and wall treatments.



Terrazzo floor



Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

- The marble on this building's walls consists of precision cut slabs of 1-inch thick marble from the Appalachian in the eastern part of Tennessee. Some well known examples include the Lincoln Memorial and New York's Grand Central Station.

DRAFT

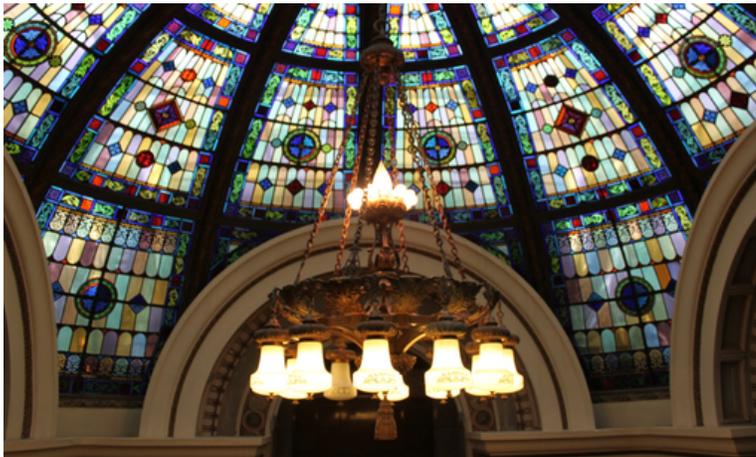


Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

Preservation Needs

The Rotunda. The rotunda is the central and most striking decorative feature of the building. Reaching from the ground floor to the dome it is practically all cased in marble except for the spaces occupied by two large mural paintings. Vincent Adoratti, from New York City, was commissioned to create two murals, one representing “justice and power” and the other “wisdom and mercy”.



Chandelier: Cathedral glass admits light at the dome in a manner best suited for the proper illumination of the rotunda, while a huge hanging chandelier and a series of concealed lights in the dome itself, provide a beautiful effect at night. Once a year or so, the chandelier is lowered using a windlass in the attic to clean and/or change burned out bulbs.

Consistent decoration: A lot of hard work went into the design and implementation of that design when building the Codington County Courthouse in 1929. The way in which the decorative features throughout the courthouse compliment each other show much deliberate effort to make this courthouse beautiful.

The Façade: As noted above, the exterior of the building is a good example of neo-classic architecture. The façade for the front (north side) of the building contains all of the key neo-classical features noted above.



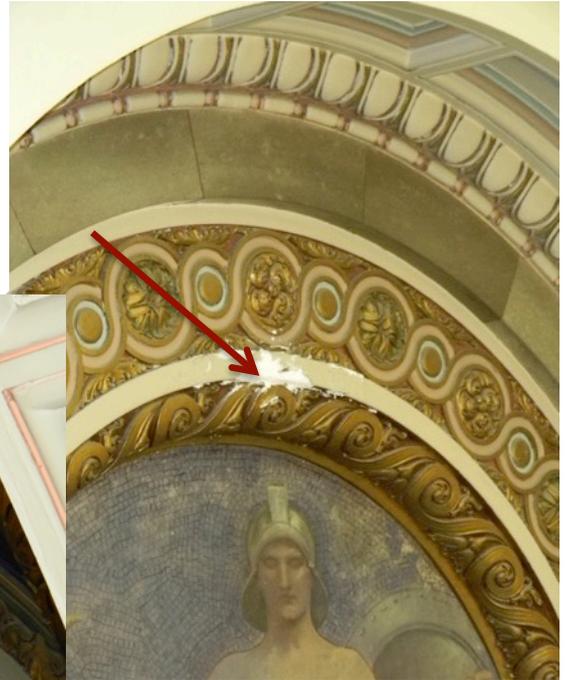
Consistent Decoration - Matching finials: in the Commissioners' Chamber and on a brass rail on the third floor

Historical Renovation Considerations for the Codington County Courthouse

Problematic features

Repair and restoration needs

- Detail deterioration:
 - Near the top of the rotunda and on the ceiling of the main courtroom, several areas at the top need minor painting touch ups. Heat, humidity and weather in general in a public building are difficult to control and all of these effect the plaster and paint.



Deteriorating paint: Left - peeling paint on top of plaster arch
Right - plaster deterioration at the top of the arch molding framing the painting

- Many of the doors, trim and original built in furniture in the courthouse are made of metal. The painted faux wood grain finish is chipped on many of these features.
- In the largest courtroom, some of the glass in the stained glass ceiling is broken.





Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

- Non-historical repairs:
 - In several places damaged woodwork has been fixed with drywall screws. This should be repaired in a historically appropriate way.
 - Drop ceilings cover the cracks and increase the heating efficiency in rooms with high ceilings. However, the plaster ceilings concealed by the drop ceilings often deteriorate.
 - Some of the lighting in the courtroom appears to have been changed. Perhaps replicas of the original lights could be added back into the room.



Outdated features that affect function

- Handicapped Access (ADA Compliance)
 - Restrooms. The entries to most of the restrooms in the courthouse have a large step or stairs.
 - Courtroom features. In the large courtroom, the bench, witness stand and jury box are not handicapped accessible.
- Fire protection. There are no sprinklers throughout the courthouse.



Codington County Historical Society

Historical Renovation Considerations for the Codington County Courthouse

Recommendations

Use the following Criteria to assess options for future courthouse construction projects:

- Viable court facility construction options must preserve the following features:
 - The rotunda (to include the ceiling, chandelier, stairs and surrounding balconies)
 - The north exterior façade
- Court facility construction options should be comparatively evaluated based upon:
 - A rehabilitative approach. How well does the option make needed updates while preserving the character of the building?²
 - Consistency in decoration and style with the original structure.

Address key functionality issues:

- Lack of handicapped access
- Lack of fire safety equipment.

Restore details:³

- Where practical, repair details that have deteriorated through use or time.
- Where practical, correct repairs that don't align aesthetically.

Establish an exhibit of significant features (that would otherwise be lost as a result of modifications), using a display case and/or photos.

² *Rehabilitation* attempts to bring the building up to modern functional standards through minor alterations without changing the original fabric of the building. From NCSC's publication *THE COURTHOUSE: A Planning and Design Guide*, p.36

³ Some of these repairs may be beyond the scope of current task of the Codington County Justice Advisory Committee.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

12281

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC **Codington County Courthouse**

AND/OR COMMON

2 LOCATION

STREET & NUMBER **1st Avenue, Southeast**

CITY, TOWN **Watertown**

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
No. 1

STATE **South Dakota**

VICINITY OF
CODE
046

COUNTY
Codington

CODE
029

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME **Codington County**

STREET & NUMBER **1st Avenue, Southeast**

CITY, TOWN **Watertown**

STATE
South Dakota

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. **Codington County Courthouse**

STREET & NUMBER **1st Avenue, Southeast**

CITY, TOWN **Watertown**

STATE
South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE **South Dakota Historic Sites Survey**

DATE **September 1975**

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS **Historical Preservation Center**

CITY, TOWN **Vermillion**

STATE
South Dakota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three story Codington County Courthouse is rectangular in shape and occupies the central portion of a city block near downtown Watertown. It uses a light grey stock of Indiana oolitic limestone from the Bedford district. The lower level is rusticated while the upper two have smooth surfaces. The structure also has various projections at each corner.

The architectural firm of Freed, Perkins, and McWayne designed the building in the Neo-classical style with some Renaissance exterior elements. The front facade displays eight fluted, Ionic columns that appear at the central axis of the building which is indented from the second to third floors. Carved in the architrave are the words "Codington County Courthouse" while the phrase "The Corner Stone of Civilization is the Law" appears on the building's attic.

The side facades have four columns while the rear is without any and has had some alterations during the middle 1960's, mostly to the windows. The only other major differences in the courthouse area is the addition of a parking lot to the building's rear.

The first story windows are of the casement type with three sash and no mullions. The openings at each end of the front facade have bracketed lintels and the center three windows on each side extend beyond the structure's plinth. Tall windows that extend from the second to third floors are separated by the columns and also by decorated panels that are used for horizontal division. These openings are of the casement type and have four sashes.

The front entry has a bracketed surrounding with a cartouche; this has the year 1928 inscribed on it. Two double doors with transom also appear as do two lantern lights that flank the doorway.

However, the most spectacular feature of the courthouse is the interior which is one of the most ornate in South Dakota; it is reminiscent of Italian Renaissance design.

Richly finished in marble with harmoniously blended colors, and artistically lighted, the interior is at once a surprise and a delight. The building is spacious, possessing four floors, including the basement which is completely finished. It is carefully arranged for efficiency as well as artistic effect.

The marble entrance hall gives access, up a short flight of Tennessee marble steps, to the imposing rotunda, which is the central and most striking decorative feature of the building. The rotunda reaching from the ground floor to the lofty dome, is practically all cased in marble except for the spaces occupied by two large beautiful mural paintings. Arches on the second and third floors, guarded by brass railings, permit excellent views of the building's interior. Cathedral glass admits light at the dome in a manner best suited for the proper illumination of the Rotunda, while a huge hanging chandelier and a series of concealed lights in the dome itself, provide a beautiful effect at night.

Floors throughout the courthouse are of marble and terrazzo, while marble hallways carry the note of dignity, splendor, and permanence throughout the structure.

1. "Dedication Codington County Courthouse," Watertown, SD, 1929.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1929 BUILDER/ARCHITECT Gray Construction Company-builder
Freed, Perkins and McWayne-architects

STATEMENT OF SIGNIFICANCE

Architecturally, the Codington County Courthouse is the best example of Neo-classic architecture in Watertown and one of the most ornate courthouse interiors in the state. In this case, the interior design exceeds the importance of the exterior; although that, too, is quite distinct. The building was designed by the architectural firm of Freed, Perkins, and McWayne.

A second significance is of course that the building has been the center of the county government since 1929. Over the years, various events that shape the history of the county have occurred within these walls.

This courthouse was a ten year dream and when finished, people proclaimed it a "palatial work of art." This \$375,000 building is today as it was during its first years, a truly remarkable structure; one which the citizens of Codington County are still proud. Although the structure is not quite fifty years old, it is close enough and important enough to be placed on the National Register.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Dedication Codington County Courthouse," Watertown, South Dakota, 1929.

Stokke, Vel, HERITAGE SAMPLER, Watertown: WATERTOWN PUBLIC OPINION, 1975.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 3/4

UTM REFERENCES

A	<u>14</u>	<u>648860</u>	<u>4973190</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Scott Gerloff, Survey Coordinator

ORGANIZATION

Historical Preservation Center

DATE

September 1975

STREET & NUMBER

USD Alumni House

TELEPHONE

605/677-5314

CITY OR TOWN

Vermillion

STATE

South Dakota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE **Director/Historical Preservation Center**

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

Although the Codrington County Courthouse has stood for only forty-eight years rather than the required fifty, its architectural importance should transcend this rule. Of the courthouses in the state this has probably the most ornate interior of any. Combine this quality with the local support and recognition of the courthouse's importance, it should be placed on the National Register.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

Codington County Courthouse

AND/OR COMMON

2 LOCATION

CITY, TOWN

____ VICINITY OF

COUNTY

STATE

Watertown

Codington

South Dakota

3 MAP REFERENCE

SOURCE USGS

SCALE 1:24000

DATE 1969

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

**HISTORICAL
PRESERVATION
CENTER**

University of South Dakota
Vermillion, S.D. 57069
Phone (605) 677 5314



The South Dakota Historic Preservation Officer John J. Little is pleased to inform you that the Codington County Courthouse in Watertown, South Dakota, has been nominated by the Historical Preservation Center, the state agency responsible for implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Statute 915), as amended. The property has accordingly been entered in the National Register of Historic Places.

Date of Entry: July 24, 1978



Developing Criteria (deciding what we need/want)

What	Description	Source	Type	Priority
Minimum Size, Required Type of Space & features	Court/Jail Space: Minimums based on 20-year projections	NCSC Report pages 26-35	Screening	Must
Efficiency of Design	How well does facility design enable effective and safe operation of court/jail and user-friendly access?	NCSC Report pages 18-25 (Goals 2,4,5,6)	Comparative	1
Future Expandability	How difficult will it be for future generations to expand? Strategy for dealing with higher than projected growth, policy, technology changes.	NCSC Report pages 18, 21-24 (Goals 3,6)	Comparative	1
Construction Cost	How much will it cost to renovate/add/build?	Architect	Comparative	2
Operational Cost	How much will it cost to operate (sheriff, jail, maintenance, utilities)		Comparative	1
Historical Preservation	Must preserve North façade, rotunda	Historical Society, National Register	Screening	Must
Aesthetic	Appropriate appearance (& rehabilitative approach for options involving current courthouse)	NCSC Report pages 17-18 (Goal 1), Historical Pres Report	Comparative	3

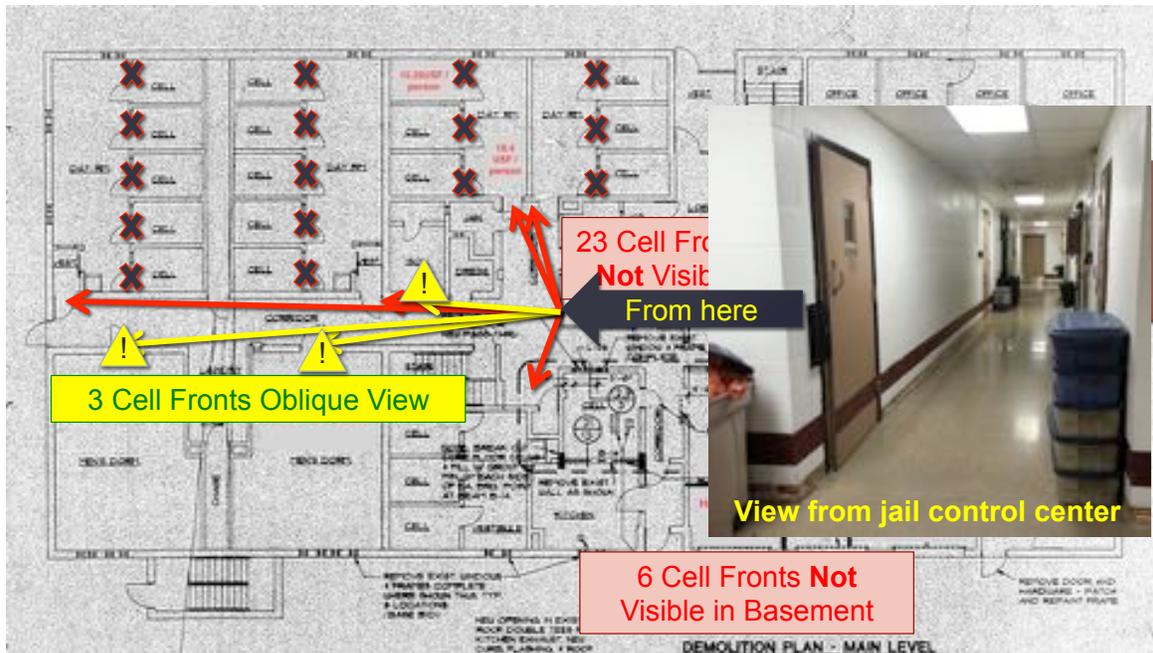


Preliminary RFP for architect

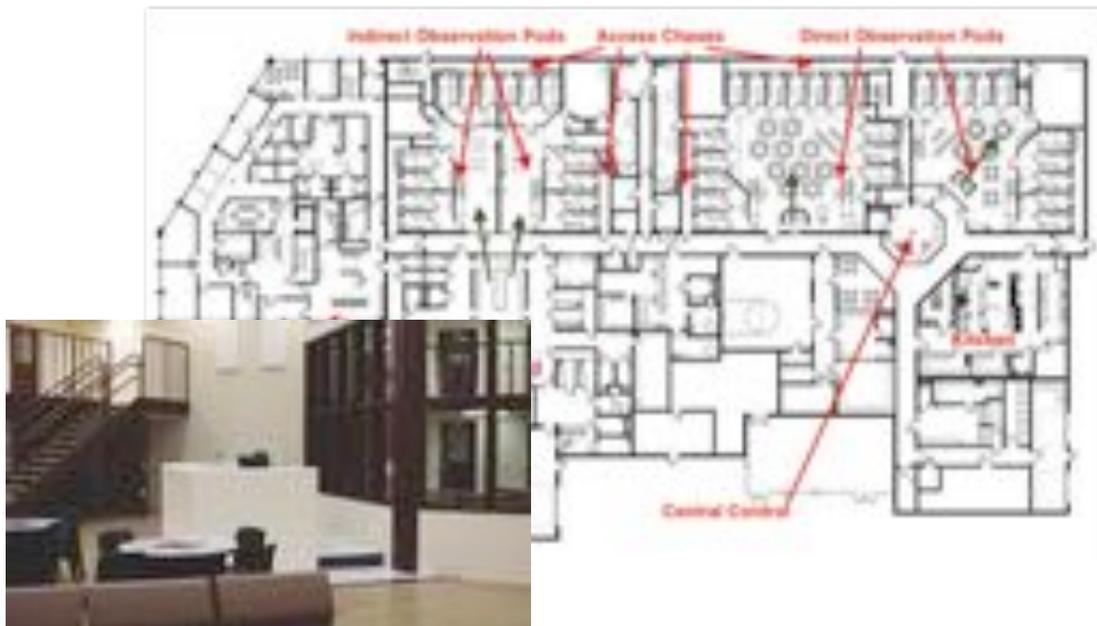
- **Desired Services:**
 - Pre-design options with \$ estimates
 - Master planning
 - Facilitation of needed dialogue to refine analysis/criteria (including variations)
 - Phasing options
- **Constraints/Requirements/Expectations:**
 - Based on understanding of our situation (background)
 - Facility criteria
 - Options for uptown (i.e. renovation/addition) & new site(s)
 - May be with jail & courthouse together or apart
 - May involve relocation of other county offices
- **Submission requirements**
- **Award Criteria:**
 - Understanding of project requirements based on proposal
 - Experience & Qualifications
 - Price



Codrington County, SD Jail



Douglas County, MN Jail





Lyon County, MN Jail

Old Jail remodeled for jail administration & support

New Jail

Indirect Observation Pods

Current Courthouse



Dakota County, NE Jail

Planned for Possible Expansion

Existing Jail opened 2007

Sally Port

Work Release

Booking

Connection to Existing Courthouse

g line of sight

d line of sight

FIRST FLOOR LIFE SAFETY PLU



Yankton County, SD Jail

