

MISSION STATEMENT

On behalf of the citizens in the community, the Pipestone Comprehensive Plan Steering Committee formulated a mission statement to assist in achieving the goals and objectives sought by the City regarding the comprehensive development of the City of Pipestone.

The mission statement reads as follows:

To document and analyze what currently exists in the City for the purpose of creating a vision to determine where improvements could be made.

The City shall work to achieve the aforementioned statement by:

- Increasing population.
- Strengthening the economic base.
- Maintaining and improving the infrastructure.
- Directing growth in an orderly manner.
- Providing adequate open space and recreation activities.
- Preserving the heritage and historical character.
- Working diligently with other governmental units and citizens.
- Preserving the environment through environmental awareness and recycling programs.

Pipestone Heritage Preservation Commission is charged with safeguarding the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, economic, political or architectural history; protecting and enhancing the City's attraction to residents, tourists and visitors, and serving as a support and stimulus to business and industry; enhancing the visual and aesthetic character, diversity and interest of the City; fostering civic pride in the beauty and notable accomplishments of the past; and promoting the use and preservation of historic sites and structures for the education and general welfare of the people of the City.

INTRODUCTION AND PURPOSE

Within the last fifty years, city and regional planning have become an essential service of local government throughout the United States. From ancient Rome to the founding American colonies, intentional and well-thought planning has been the mark of communities that grow and thrive. As time progressed, community leaders, citizens, realized that the planning of a city required more than an initial design. Population increases/decreases, social changes, technological advances, etc. proved that change was inevitable and that these changes, whether favorable or unfavorable, would have to be addressed. The need to deal with these changes appropriately has transposed planning from a relatively simple process into a complex system that encompasses all areas of development rather than only one or two. Today, planning is simply the mark of good community sense and intelligent thought. It is an organized way of finding out what a community's needs are, and then setting goals and objectives for future development.

One of the most effective ways of addressing a city's needs is by creating, and then legally adopting a comprehensive development plan. Minnesota Statutes §§462.351-462.364 provide powers and procedures to municipalities to conduct and implement municipal planning, including adopting a comprehensive plan. As Minn. Stat. §462.352 Subd. 5 defines:

Comprehensive municipal plan. "Comprehensive municipal plan" means a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs, and may include, but is not limited to, the following: statements of policies, goals, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, and recommendations for plan execution. A comprehensive plan represents the planning agency's recommendations for the future development of the community.

Once adopted, the plan becomes the community's blueprint for the future. It specifies what actions the community should take to make it a good place to live, work, and visit. The City of Pipestone is aware of the importance of this Plan and has made it an official public document that presents a general concept for the usage of land within the City.

Incorporated into the plan are additional elements relating to land use such as population, transportation, and physical features. These elements, along with the survey of existing land use, form the background information from which goals of a broad and general nature were derived. The stated goals, reflect the aims and desires of the citizens of this community and are implemented by the policies that establish direction for decision making. Together, the goals and policies form a general framework around which the Plan was developed. In both narrative and graphic forms, this Comprehensive Plan charts a course for development within the City of Pipestone.

Upon adoption, the Plan becomes a legal document. It now serves as an official means to facilitate the orderly, planned growth and development of the community. Thus, it acts as a guide for local officials (the decision makers) and those persons actively involved in the physical growth of the City, as well as a reference for questions arising as to what, where, when, and how

development should occur. This Comprehensive Plan provides the base for the implementation of planning activities such as zoning and subdivision regulations, the annual budget and work program, and the Capital Improvements Program. Particularly in the case of zoning and subdivision regulations, the Comprehensive Plan is recognized as the legal basis for enactment of such regulations by identifying where and what types of development can and should occur within the community. Above all, this publication is intended to provide the City of Pipestone with the tools it needs to guide future development in an efficient, orderly manner.

This Comprehensive Plan was originally prepared by the Southwest Regional Development Commission with input from the Comprehensive Plan Development Committee in July 1991. The Plan was then revised by City of Pipestone Staff and Steering Committee in October 2000. This revision has been prepared again by the Southwest Regional Development Commission in support of City Staff and the City Planning Commission in 2007 and 2008.

Ultimately, it is recommended that the Comprehensive Plan remain as an ongoing process subject to periodic review and that it undergo revision and updating every five to ten years. It is the duty of the City of Pipestone to ensure that the goals and strategies presented in this document continue to guide future development.

LOCATION

Adjoining South Dakota and separated by only one county from Iowa, lies Pipestone County. It is situated in southwestern Minnesota on the western slope of the Coteau des Prairies; a stretch of elevated prairie nearly 200 miles long and 75 to 100 miles wide. The county's boundaries are joined by Lincoln County to the north, Murray County on the east, Rock County to the south, and Moody County, South Dakota to the west. The City of Pipestone is the county seat of Pipestone County. It lies in the west central portion of the county at an elevation of 1,740 feet. Highway 30, 75, and 23 intersect the City giving its industry, businesses, and citizens excellent access to the outside world; both Interstates 29 and 90 are within 25 miles of the City of Pipestone.

TABLE 1-1
Highway Miles to Pipestone

Sioux Falls SD	45
Sioux City IA	110
Mankato	131
Minneapolis	198
Rochester	204
St. Paul	205
Fargo/Moorhead	215

Source: Mapquest.com

HISTORY

Prior to the arrival of white settlers, the region surrounding the future City of Pipestone was primarily covered with tall prairie grasses and associated plants. The general topography of the land was described as gently rolling with occasional outcrops of Sioux quartzite bedrock. It was in between the layers of quartzite on one of the outcrops that a reddish, soft stone was discovered by Native Americans. They made use of the rock by carving ceremonial pipes, thus giving it the name pipestone. Due to the location of this uncommon, high-quality stone, the City of Pipestone, as well as the county, has evolved from a history quite unique to the upper Midwest.

The first people to take advantage of the mystic site were believed to be the tribes known as the Iowa and the Oto around 1600 to 1650 A.D. Although no direct record is available, it seems likely that periodically throughout this same time, white men trading on the upper Mississippi may have visited the quarries. Nevertheless, the most widely publicized and long believed to be the first white visitor to the pipestone quarries was George Catlin, who visited in September of 1836. Two years later, in the summer of 1838, the Nicollet-Fremont Expeditions were said to have truly put the pipestone quarries on the map. From June 30th through July 6th, 1838, the party made technical notes of the geology and physical properties along with other events that occurred during a three day stay at the pipestone quarries. Prior to their departure, the members of the expedition marked their presence by engraving their initials and the date on a slab of red quartzite.

During the next 35 years, the pipestone quarries were visited frequently. Those that did make the trek were usually trappers, soldiers, explorers, or geologists. Few settlers had the brazenness to venture to this unknown area. It was not until 1857 that Pipestone County was entitled to a place on the map of Minnesota when the bill creating it was approved by the territorial governor. The lawmakers knew so little of southwestern Minnesota at that time that they accidentally reversed the names of Pipestone and Rock Counties. On February 26, 1859, the President granted the Yankton Indians free and unrestricted use of the Red Pipestone Quarry. In August of the same year, the General Land Office designated an area of one mile square, centered on the rock bearing the inscription of the Nicollet-Fremont Party, as the reservation site for the Yankton Tribe.

The 1870s proved to be a significant decade in the unfolding of Pipestone City. C.H. Bennett, a druggist from Le Mars, Iowa, visited in September of 1873, determined to establish a city near the pipestone quarries. The following spring, in the month of May, C.H. Bennett, O. W. Bennett, D. C. Whitehead, Job Whitehead, D. E. Sweet, and John Lowry visited the site and soon thereafter, staked their claims. Nevertheless, it wasn't until October 17, 1876, that D. E. Sweet and C.H. Bennett formally platted the City of Pipestone in a grid pattern of 22 blocks. Development was sluggish for the first few years, but by 1878, many settlers had arrived, raising the population to around 50 people.

Pipestone's future was secured in 1879 when the town was designated as the county seat for the newly organized county. In the fall of the same year, the first railroad (the Southern Minnesota Railroad Company) pulled into the City. By the summer of the next year, census reports listed the City of Pipestone as having a population of 222 people. In 1889, Pipestone attracted its fourth railroad. The only other cities in Minnesota able to boast of more than four rail lines were Minneapolis and St. Paul. With the established railways and increasing business, more and more settlers arrived to the City. To augment the increasing population, additional facilities were constructed to house the many new service activities provided to the citizens. The most available building material was the Sioux quartzite stone found throughout Pipestone County. Quarries were opened and building began. Nearly 30 buildings were built from the hard stone, and many of these buildings remain standing today.

Four years after the arrival of its final railroad, the City of Pipestone was able to complete an endeavor that frequently met with debate and dissention. On February 22, 1893, the dreams

became a reality when the first class arrived at the newly constructed Indian Training School. All of the school buildings were built out of the Sioux quartzite stone on a site overlooking the quarries. The institution developed into one of the most popular schools of the kind and was, at one time, able to boast of an enrollment of 330 Native American students before the school was closed nearly five decades later.

The next event of historical significance occurred on August 25, 1937, when the U.S. Department of the Interior designated the Indian reservation adjacent to the City a national monument. The bill that gave Pipestone National Monument its legal reality recommended that certain boundary changes be made and that quarrying rights be given to Indians of all tribes. Today, the established monument encompasses 283 acres of natural prairie landscape surrounding the pipestone quarries.

Throughout the next 50 years, Pipestone progressed in much the same way as other communities of similar size have progressed. Being surrounded by a predominantly rural economy, the City became dependent upon agriculture and the businesses and industry associated with agriculture. For this reason, growth and development trends are often affected by the economic fluctuations associated with agriculture. As a trade center and service center for the declining farm families, the City of Pipestone must now look toward a more diversified economic base in order to maintain its population, service, and quality of life.

Historic Preservation

In the early 1960s, several members of the community informally began historic preservation in Pipestone. In 1974, a formal preservation effort began with the incorporation of Historic Pipestone, Inc. The objectives of this organization were to promote preservation and restoration of Pipestone's historic buildings and to provide tourists an opportunity to learn of the City's history. Historic Pipestone, Inc. received funds through donations, matching grants, fundraisers, and City community development funds. The first Heritage Preservation Commission in Pipestone was appointed on August 17, 1978. The purposes of the Commission were to (1) safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, economic, political, or architectural history; (2) protect and enhance the City's attraction to residents, tourists, and visitors, and serve as a support and stimulus to business and industry; (3) enhance the visual and aesthetic character, diversity, and interest of the City; (4) foster civic pride in the beauty and notable accomplishments of the past; and (5) promote the use and preservation of historic sites and structures for the education and general welfare of the City. Among the first acts of the Heritage Preservation Commission was the recommendation to the City Council of several buildings to be designated as Heritage Preservation Sites. All of the buildings listed on the National Register of Historic Places were included in the local designation, and other buildings were recommended as well.

Figure 1-1 outlines the Historic Preservation District (designated by the HPC) and the Commercial Historic District (designated by the National Register of Historic Places). The list on Table 1-1 outlines the buildings included in the districts, the year they were built, and their locations.

Table 1-1
**Properties Listed Within the Historic Preservation Commission District
 And/Or The National Register of Historic Places
 As of January 2008**

<u>Building Name (Original/Present)</u>	<u>Year Built</u>	<u>Location</u>
<u>Government</u>		
Old City Hall/Museum	1896	113 South Hiawatha
<u>Religion</u>		
Episcopal Church	1892	221 4 th Street SE
<u>Industry</u>		
NSP Warehouse/Harry Hansen	1901	North Hiawatha Avenue
<u>Commercial</u>		
Alton Building/Rasmussen Dental	1937	118 W Main Street
J.C. Penney Building/Monks Secondhand	1939	213 W Main Street
MacKay Block/Clothier by Dawn	1898	110 E Main Street
Walker Block/Pizza Ranch	1896	106 W Main Street
Simenson Block/A & S Drug	1900	108 W Main Street
Annex -Destroyed by Fire	ca. 1889-91	110 North Hiawatha
Masonic Temple/ Volunteers of Mercy	1892	122 W Main Street
Winter Implement/Hot Spot Tanning & Nails	1936	221, 223W Main Street
J.A. Phelps Furniture/Anthony Koenders	ca. 1879	123, 125 W Main Street
C.C. Drew Furniture/Health Seekers	ca. 1883	109 W Main Street
Austin Block/This N That Card Shop	1901	124 W Main Street
Pipestone Tire/Ryan Tollefson	1919	113 3 rd Avenue SW
Pipestone Auto Company/Koenders Storage	1917	304 W Main Street
Goembel Garage/Quarry Theater	1912	204 E Main Street
Goembel Garage/Bread Basket	1920	214 E Main Street
Hicks Motor Company/Razed/New Fire Hall	1938	215 E Main Street
Hirschy Garage/Carrows Hardware	1912	207 W Main Street
Calument Hotel/Calument Inn	1888	104 W Main Street
Keyes Block/Knology/Geyerman for Men	1916	110, 112 W Main Street
Pipestone Building/Curl Up & Dye	1928-29	112 E Main Street
McKeown Building/Argetsinger/SL & A Properties (Jerry Kraft_Lismore)	1936	201 South Hiawatha
Clymer Block/2 nd Edition	1890	114 W Main Street
Chattel Building/Kinner & Co.	1936	112 North Hiawatha
Ferris Grand Opera/Pipestone Performing Arts Center/Masonic Lodge	1898	106 E Main Street
Opera House/Family Service	1884	119,121 W Main Street
Moore Block/Meadowlark Shop	1896	101 W Main Street
First National Bank (3 rd)/A & S Drug	1916	101 W Main Street
First National Bank (2 nd)/Edward Jones	1898	113 W Main Street
The Colonial/Dr. Vermeer	1919	105 W Main Street

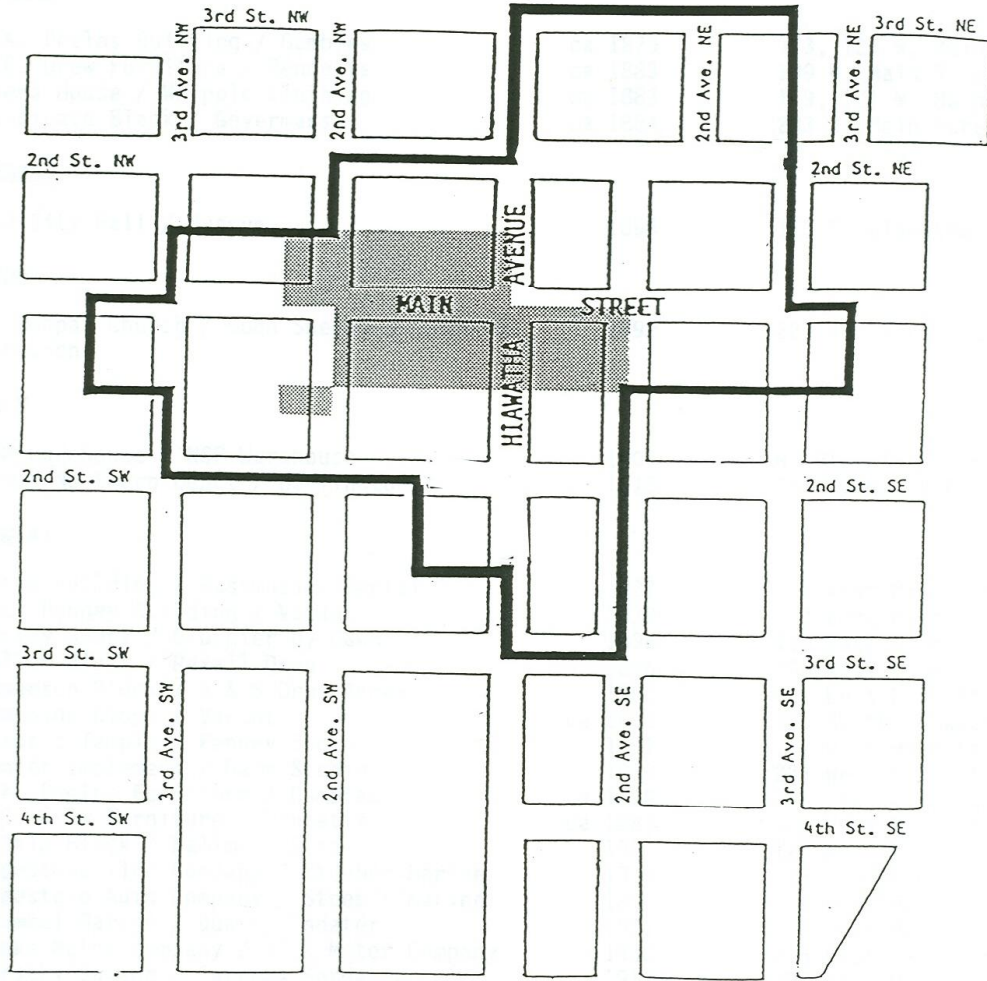
Stiggard Jewelry/SoJo	1939	107 W Main Street
Winters Music/Bethesda Christian Counseling	1934	219 W Main Street
Ober-Hubbard Block/Expressions Portrait Gallery	1899	111 W Main Street
I.O.O.F. Block/Downtown Hobby Shoppe	1889-1910	117 W Main Street
J.W. Cook Building/Pizza Ranch	1914	108 W Main Street
Morrill Blacksmith/Razed	ca. 1887	218 W Main Street
Syndicate Block/Geyerman	1884	203 W Main Street
 <u>Residential</u>		
Sweet/Williamson/Razed	1875	601 2 nd Avenue NE
 <u>Miscellaneous</u>		
Brown Hospital/Vacant/HPI	1913	116 2 nd Avenue SE
 <u>Other Historic Sites Outside of Historic District</u>		
Pipestone County Courthouse National Monument	1900	S Hiawatha Ave & 3 rd St SW
(Designated by Dept. of the Interior)	1937	North Pipestone
Pipestone Concrete Water Tower	1920	2 nd Street NE
Rock Island Depot (Keeper of the Sacred Tradition of Pipemakers)	1890	North Hiawatha Ave
Indian School (Superintendent's House) (Keepers of the Sacred Tradition of Pipemakers)	1907	North Hiawatha Ave

Source: City of Pipestone

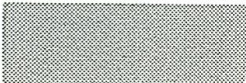
Footnote: For more information regarding the history of Pipestone, please refer to the Pipestone Historical Society and the Pipestone National Monument.

Figure 1-1

CITY OF PIPESTONE HISTORIC DISTRICTS



 HERITAGE PRESERVATION DISTRICT

 NATIONAL REGISTER HISTORIC DISTRICT