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United States Department of the Interior
National Park Service

RECEIVED

National Register of Historic Places
Registration Form

FEB 10 1994

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. 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 (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Randolph, Dr. Fredrich A. Block

other names/site number Salvation Army Thrift Store

2. Location

street & number 320 N. Main not for publication

city or town Sioux Falls vicinity

state SD code _____ county Minnehaha code 099 zip code 57102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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] Date 11/8/94
Signature of certifying official/Title

SHPO South Dakota
State of 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 certifying official/Title

Date

State or Federal agency and bureau

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:)

for Signature of the Keeper Mr. Rapsley Entered in the National Register 3/17/94 Date of Action

Randolph Block
Name of Property

Minnehaha, SD
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
01		buildings
		sites
		structures
		objects
02	-0-	Total

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Business

Commerce/Specialty

Industry/Communications Facility

Current Functions
(Enter categories from instructions)

Commerce/Specialty

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial

Materials
(Enter categories from instructions)

foundation stone

walls brick

wood

roof other: tar & gravel

other n/a

Narrative Description

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

See continuation sheets

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7. Description

The Randolph Block, constructed in 1925, is located on the east side of the 300 block of North Main Avenue, roughly in the middle of that block. It lies slightly north of the main commercial/retail core of the downtown area and is near the southern boundary of the Old Courthouse and Warehouse historic district which encompasses the north end of downtown. A one story building abuts the north wall of the Randolph Block. A vacant lot adjoins the south side of the building.

It is a two story rectangular wood framed building covered with a brick veneer. Its dimensions are 140 feet deep by 44 feet wide. The foundation is stone and concrete. The flat roof is built up tar, paper and gravel on a wood deck. The structure is oriented on an east-west axis, with its front facade facing west. The building has a single store front with two recessed entries and two large display windows.

The front facade is constructed entirely of pressed red brick. Lower quality whitish-gray bricks were used for the remainder of the structure, along the back and sides. The brickwork is a simple running bond pattern, with some decorative work employed on the front facade. The mortar joints on the side walls are a rough flush cut (or plain cut). The red pressed bricks of the front facade have deeply raked mortar joints.

The front facade includes a parapet extending about 18 inches above the top of the building. The parapet is topped with a single course of red bricks set in rowlock position, projecting about 1 1/2 inches from the plane of the front facade, which gives the impression of a small cornice. Immediately below this are three stretcher courses of the standard running bond brickwork, followed by a decorative projecting watertable which spans the entire width of the four sets of the second floor windows, but not quite the entire width of the front facade. This watertable is composed of five courses of the red brick, with the top course projecting out the most from the plane of the facade (about four inches), and the projection of each subsequent course stair-stepping in so that the bottom course of the watertable has the smallest amount of projection (about 3/4 inch). Bricks in a rowlock position form the top course of the watertable, followed by three stretcher courses. Another rowlock course forms the lowest row of the watertable. The bricks of this bottom course are placed alternately flush and projecting with the front facade forming a pattern of brick dentils.

Other decorative brickwork on the front facade include a soldier course of bricks above each window and door, serving as a lintel. Another rowlock course forms the sill of each window. Bricks protruding slightly from the facade form a horizontal banding pattern of five adjoining rectangles, located between the top of the second floor windows and the bottom of the watertable. The horizontal top and bottom sides of these rectangles are composed of rowlock courses of brick. Header bricks form the vertical sides of the rectangles. The center rectangle is smaller, with the name "Randolph" inscribed in its middle. The two rectangles adjoining it on either end are longer, each with a decorative centerpiece of four projecting bricks in its middle.

Front facade fenestration includes four sets of paired rectangular one-over-one double hung windows, space evenly across the facade. Each pair is separated by a wood mullion. Each of the four rough openings in the brick is framed with wood, and the sash are wood. Each window opening includes a lintel of angle iron immediately below the soldier course of brick. Contemporary steel or aluminum exterior storm windows have been added.

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There are four openings in the first level of the front facade. Three of these, the main entry and two large storefront display windows, are evenly spaced and are of the same proportions. The fourth opening, near the north end of the front facade, is smaller and narrower, containing a slightly recessed door topped by a large transom window. The main store entry is more deeply recessed, with the side walls at an angle to the front facade, forming a V-shaped entryway. The plane of the recessed front door proper is parallel to the facade. The storefront display windows are topped with a transom-like glass element composed of a grid of small, translucent glass squares; there pattern is 7 squares high by 28 wide. The glass squares are deeply ridged on their interior side. Centered in each of the two transom elements of the display windows is a square operable steel framed vent window hinged at the bottom, allowing them to tilt inward. Treatment of the tops of the windows at each angled side of the recessed main entry similarly uses the grid of small glass squares, but without the operable square windows.

Fenestration along the south side wall includes three small double hung windows on the second floor. These are one-over-one with wood sash. The openings are topped with a small arch.

The building that formerly occupied the vacant lot adjoining the Randolph Block's south side wall was demolished in 1992. The exposed brick shows the outline of the removed building. The brick portion of side wall which extended above the removed building is covered with a stucco-like cement parging.

The front 70 feet of the building is two stories high with 16 inch thick walls. The rear half of the building is one story high with 16 inch thick walls. There is a basement of 4,840 square feet beneath the front two-story section of the building. The first and second floors are 9,240 square feet. The basement and the first-story floors are constructed of poured cement while the second-story floor is made of hard and soft woods.

The first floor is of fireproof construction. There are very few distinctive interior features. The walls are flat, painted plaster. There is no decorative wood millwork within the main floor space. The main floor has a pressed tin ceiling with a rather simple pattern of raised squares, and a decorative cove-shaped press tin cornice where the walls and ceiling meet. The building has steam heating.

The Randolph Block is in excellent condition, intact and generally unaltered from its original appearance. It retains nearly all of its original fabric and has a very high degree of integrity. Its structural form, materials, fenestration pattern and details are characteristics typical of the commercial / retail buildings of its period. The building is a good example of early twentieth century commercial architecture in Sioux Falls.

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.)

- [x] 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.
[x] 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 N/A
(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

Architecture

Period of Significance

1925 to 1943

Significant Dates

1925

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

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 (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:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[x] Local government
[] University
[] Other

Name of repository:

Randolph Block
Name of Property

Minnehaha, SD
County and State

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	6	8	3	1	2	0	4	8	2	4	5	2	0
	Zone		Easting			Northing									
2															

3															
	Zone		Easting			Northing									

4															
	Zone		Easting			Northing									

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Don Seten, Urban Planner (Technical Assistance by Melissa Dirr, SHPO staff)

organization City of Sioux Falls date November 19, 1993

street & number 224 West 9th Street telephone (605) 339-7130

city or town Sioux Falls, state SD zip code 57102

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)

Property Owner

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

name City of Sioux Falls (Attn: Mayor and/or City Planning Dept.)

street & number 224 West 9th Street telephone (605) 339-7130

city or town Sioux Falls, state SD zip code 57102

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 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 Projects (1024-0018), Washington, DC 20503.

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8. Significance.

The Randolph Block is significant in the areas of commerce and architecture, under criteria A and C of the National Register. It represents one of the later additions to the core commercial section of downtown Sioux Falls, providing needed commercial/office space for the growing retail center. It has continued to serve those needs since its construction in 1925. Many similar structures have been lost to demolition, neglect or substantial alteration during the last couple of decades. The property relates to the historic context labeled: V. Depression and Rebuilding, A. Changing Urban Patterns, (2.) Rebuilding Commercial Centers in Larger Towns, as established by the South Dakota Historical Preservation Plan. The period of significance for the property extends from the date of construction in 1925 to 1943, the established cut-off point in the National Register of Historic Places.

The village of Sioux Falls was officially incorporated in 1877. The commercial core of downtown Sioux Falls was a thriving banking and retail center as early as 1871, with the corner of Ninth Street and Phillips Avenue serving as its heart. Commercial development along Main Avenue was just beginning at this time. Development in the northern end of downtown was still quite limited and very quiet. The national economic depression of 1873 was followed by Dakota Territory's severe grasshopper infestation of 1874. The development of the village of Sioux Falls and further expansions of its downtown was stalled for a few years.

New construction was beginning to pick up, and the major concentration of businesses began to extend further north, almost to Seventh Street, by 1891. Another great depression hit Sioux Falls hard in 1893, and again stalled construction in the area of the Randolph building and throughout the northern end of downtown. The local economic climate improved by 1898, and a period of rapid growth began.

Two major events around time stimulated great interest in the northern part of downtown. On March 19, 1889, the Minnehaha County Commission announced its decision to buy land at the northwest corner of Sixth Street and Main Avenue to construct a large new courthouse. The construction of the Sixth Street Bridge in the same year spanned the Big Sioux River and formed an important link between east Sioux Falls and the rest of the city. These projects prompted the Daily Argus Leader to write, in July of 1889, "People began to open their eyes that the so-called north end, which has been despised for so many years, was about to come to the front: that it was a good deal of an end after all."

The north end of the downtown flourished as a result. By 1913, the area was virtually completely developed with new hotels, offices and warehouses. The proximity of major rail lines, now connected to north downtown by the new bridge, bolstered the activity. This is the only section of the old downtown which remains substantially intact today. The Randolph Block is one of the historic buildings in that section, located slightly south and just outside of the Old Courthouse and Warehouse Historic District.

The Randolph Block site was purchased by John M. Randolph and Jacob Rummel from Hattie Phillips, the wife of Dr. J.L. Phillips, in 1883. Dr. Phillips was the first to claim military land after the abandonment of Fort Dakota, and platted the area which remains the core of the central business district today. The Randolph family obtained sole title to the property in 1887. By 1898-1899, the Randolph home, the first recorded improvement at the site, was constructed. The Randolph family moved out around 1901 and rented this home to various tenants.

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Dr. Fredrich A. Randolph, a prominent local dentist, obtained a building permit for the Randolph Block in May of 1925. According to the Daily Argus Leader, the building was put up for lease to the Sioux Falls regional office of the U.S. Veterans Bureau. The Randolph Block was of "fireproof construction, constituting the principal advantage of the move." In addition, the Daily Argus Leader noted that the foundation was started only 26 days before the Bureau's records and equipment were moved into the completed building. "The erection of the building in this short time is perhaps a record for such a type of building in Sioux Falls."

The Bureau's rehabilitation, claims, audits and disbursement divisions and the administration offices occupied the main floor. The clinic and the offices for the claims and rating hearing board were located on the second floor. The basement was used for equipment storage. When the Bureau moved into the building it had 8,000 cases on file, 4,000 of which were active, and a budget of \$1,134,752.

According to city directories, later tenants in the building included Goodyear, 1928-1932; Pill Bros. Co. (wholesale paper), 1933; Council Oak Stores (grocer), 1937-1938; Furniture Exchange (second hand dealers), 1941-1946; and Sears (wholesale), 1950-1957. South Dakota Engraving (commercial engravers) occupied the building's second floor from about 1929 to 1959. The Salvation Army moved its offices into the structure around 1958. The Randolph family sold the building to the Salvation Army in 1962. The Salvation Army Thrift Store remained through 1993, but is scheduled to leave the building for a new constructed building in 1994.

Many brick and brick veneered two story buildings similar to the Randolph Block were constructed along commercial streets throughout the State of South Dakota during the first 30 years of the twentieth century. These buildings generally had simple facades with large display windows and balanced fenestration on the upper floors. The Randolph Block is a good example of this commercial style.

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- "Building Permits Exceed \$44,000," Daily Argus-Leader, May 16, 1925, p.18.
"Continued Progress Shown by New Homes and Business Blocks," Daily Argus-Leader, January 1, 1926 supplement, p.1, 12-13.
"Heart Attack Fatal to Dr. Randolph, Prominent Dentist for 33 Years," Daily Argus-Leader, July 2, 1940, p.2.
"Large Buildings Put Up Here During Past Year Cost Nearly \$800,000," Daily Argus-Leader, January 1, 1926 supplement, p.21.
"U.S. Veterans Bureau Now Located in New Building on North Main," Daily Argus-Leader, January 1, 1926 supplement, p.2.
"Vet Bureau in New Office Soon," Daily Argus-Leader, June 24, 1925, p.16.
"Veterans Bureau Offices Moved," Daily Argus-Leader, June 30, 1925, p. 18.
Old Courthouse and Warehouse Historic District Walking Tour Pamphlet, Sioux Falls Planning and Building Services Department, 1987.
Downtown Development Plan, Sioux Falls Planning and Building Services Department, 1987.
The Recollections of Philander Prescott, Donald Dean Parker, editor, Lincoln, NE: University of Nebraska Press, 1966.
Sioux Falls City Directories, 1888-1965.
South Dakota Historic Urban Survey Form, Site Number MH SF SF CD 14 (1991).
Minnehaha County Register of Deeds Books.
Minnehaha County Equalization Department Property Card Books.

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Verbal Boundary Description: The nominated property is contained within the boundaries of the following legal description, as recorded in the Minnehaha County Register of Deeds Office:

Lot 4, Block 13, J.L. Phillips
Sioux Falls, Minnehaha County, South Dakota

Boundary Justification: The boundaries include the entire city lot that has historically been associated with the property.

Additional Information: Quad: Sioux Falls East. Scale: 1:24,000.

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1.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of west, camera facing east
No. 1

2.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of transom detail, west facade-camera facing east
No. 2

3.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of brick detail, west facade-camera facing east
No. 3

4.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of north elevation, camera facing south
No. 4

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5.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of south elevation, camera facing north
No. 5

6.

Dr. Randolph A. Fredrich Block
Minnehaha County, SD
Photo by: Don Seten, City Planning Dept.
November 1993
State Historic Preservation Center
View of east elevation, camera facing west
No.6