

**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: 93000783

Date Listed: 8/17/93

**Karcher Block
Property Name**

**Hughes
County**

**SD
State**

**N/A
Multiple Name**

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.

Patricia Andrus
Signature of the Keeper

8/17/93
Date of Action

=====
Amended Items in Nomination:

Period of Significance:

The end date for the period of significance is amended to read: 1884-1943. This corrects a typographical error identified in the nomination narrative and the cover form.

U. T. M.:

The value for the easting coordinate is revised to read:
14 392080 4913180

This information was confirmed with Melissa Dirr of the South Dakota SHPO.

DISTRIBUTION:

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

RECEIVED

United States Department of the Interior
National Park Service

JUL 09 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Karcher Block

other names/site number _____

2. Location

street & number 366 S. Pierre St. not for publication N/A
city or town Pierre vicinity N/A
state South Dakota code SD county Hughes code 065

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 of certifying official

6/17/93
Date

SHPO South Dakota
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Certification

I, hereby certify that this property is:
 entered in the National Register Patrick Adams
 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): _____

8/17/93

Signature of Keeper

Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-state
- public-federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u> 1 </u>	<input type="checkbox"/> buildings
<u> </u>	<input type="checkbox"/> sites
<u> </u>	<input type="checkbox"/> structures
<u> </u>	<input type="checkbox"/> objects
<u> 1 </u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register 0

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u> COMMERCE/TRADE </u>	Sub: <u> business </u>
<u> COMMERCE/TRADE </u>	<u> professional </u>
<u> COMMERCE/TRADE </u>	<u> department store </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u> COMMERCE/TRADE </u>	Sub: <u> specialty store </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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7. Description

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Architectural Classification (Enter categories from instructions)

 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/
 Commercial Style

=====

Materials (Enter categories from instructions)

foundation brick

roof tar

walls brick

other concrete, stone

=====

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

=====
8. Statement of Significance
=====

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

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

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location
- C a birthplace or 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 1884-1993

Significant Dates N/A

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.)

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9. Major Bibliographical References

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

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

Primary Location of Additional Data

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

Name of repository: State Historical Preservation Center

=====

10. Geographical Data

=====

Acreage of Property less than 1

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	391080	4913180	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuations sheet.)

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

=====
11. Form Prepared By
=====

name/title Dean Beckwith w/ technical assistance from Melissa Dirr, SHPO staff
organization _____ date 4-27-1993
street & number 366 S. Pierre St telephone 605-224-4515
city or town Pierre state SD zip code 57501

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Additional Documentation
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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 SHPO or FPO for any additional items)

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Property Owner
=====

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Karcher Block
name of property

Hughes County, SD
county and state

Situated in the heart of the historic business hub of the capital city of Pierre, the Karcher Block is a rectangular two-story commercial building. Rising from a brick foundation, the walls are of brick masonry construction. All the bricks were locally made from one of the four brick yards which was located along the Missouri River. The building is capped by a canted flat roof covered with tar. Constructed in 1884 it is designed in the popular commercial style with some Italianate features. While the lower level front facade has suffered alterations over time, the upper level facade retains its original architectural integrity.

The original storefront has been replaced with modern assemblies of metal, brick and glass. The new glass storefronts provide street display windows for the occupied storefronts. Second story fenestration on the front facade includes seven elongated rectangular windows with stone window hoods. Above the window line a pressed metal cornice rests on brick corbelling. Rising above the cornice in the same material is a small triangular pediment with the word "KARCHER" in relief, directly below this and carved in the stone cap of the central window is the date 1884.

A second story metal fire escape is evident on the far south side of the building. Five groupings of two windows each, totalling ten, capped with segmental arches are still present on the south facade. No original openings remain on the first floor level of the south facade except three small rectangular windows used for circulation and an air conditioner. These were added sometime after 1922. Historically there was one large opening capped by a segmental arch at the southwest corner of the building on the first floor and one long rectangular window directly behind the fire escape.

The basement of the building was originally accessible from the exterior by a stair and rented as office space. However, the street was raised in 1885 to provide for better drainage and again in 1906 to install a sewer system thus eliminating the exterior basement entry on the southwest corner of the building.

Significant original features on the interior include pressed metal ceiling on the first floor that remains in excellent exposed condition due to the rooms and stores being separated only by partial walls. In addition, much of the second floor remains

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

 Karcher Block
name of property

 Hughes County, SD
county and state

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original. It was remodeled for offices in the early 1960's, but the floor plan is original and all of the doors and door frames were retained. A certified restoration is planned for the building.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1

 Karcher Block
name of property

 Hughes County, SD
county and state

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Under criterion A of the National Register Criteria, the Karcher Block is significant in the area of commerce, because for over 100 years it has been the home of vital retail businesses serving the local community. Built between May and September 1884 the building was one of the first brick commercial buildings in Pierre. Under the South Dakota State Historic Preservation Plan, the Karcher Block relates to the historic context labelled: IV. Permanent Rural and Urban Pioneer Settlement, D. Urban Development, 1. Commercial Structures.

The Pierre area was first settled in the 1820's with fur trading ventures along the Missouri River. Little activity other than two fur trading forts occurred until the Black Hills Gold Rush of the 1870's when supply wagon trains originated here. The city of Pierre was founded on the east bank of the Missouri River and called Mato but was renamed in 1880 as Pierre. South Dakota gained statehood in 1889 and Pierre was then chosen as the state capitol partly because of its central location. Today it remains the center of South Dakota politics and government. Pierre also serves as the hub of commerce and transportation for the surrounding vast plains area.

The Karcher block was built in 1884 which was during the community's second building boom. It was commissioned by local businessman Henry Karcher and was instrumental in providing permanency to the present downtown business district of Pierre. The construction of this building was also significant in deciding whether the center of the business community would like in either east or west Pierre. According to Mr. Karcher's diary, a Mr. Wells, who owned most of what was then called East Pierre, offered Karcher \$6,000 not to erect his "mammoth double brick building" in West Pierre which is now the center of the downtown business community. Karcher was not convinced however, and the Evening Free Press dated May 30, 1884 states that the foundation of the Karcher building was commenced yesterday.

The Karcher Block provided for two retail spaces on the main floor, the post office was housed on the first floor and the third floor was used as a public hall. The completion of the Karcher Block closely followed that of the Central Block, another major downtown building listed on the National Register and at one time concurrent

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 2

 Karcher Block
name of property

 Hughes County, SD
county and state

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construction was taking place thereby sealing the focus of a business district in West Pierre. The Karcher block was referred to in the Pierre Free Press of February 28, 1889 as one of the "most substantial handsomest and best arranged buildings in the city."

The Karcher Block was considered one of the most desirable business locations in the city because of its central location on the northeast corner of Pierre Street and Dakota Avenue, and its large well-lit rooms. Immediately following its construction the first floor (main level) housed the dry goods house of R.N. Locke. Soon other businesses followed such as Leet and Knowlton's Dry Good and Clothing which was the only double store in the county. Dr. C. Sprague a physician and surgeon also occupied the building along with four real estate agencies, an immigration and employment bureau, and insurance agent, another physician, two lawyers, a tailor, the Dakota Poster newspaper and the Pierre City Railroad Company.

Upon Henry Karcher's death in 1924 the building was passed to his wife Adeline who continued the care and upkeep of the building. She in turn deeded the property to her daughter Marguerite Karcher Sahr when she died in 1933. Growing weary of the immense time commitment Marguerite's son William Sahr took over the building in 1947. The property remained in the family and close friends until in 1989 the estate sold it to the present owners Dean and Susie Beckwith.

In continual use since its construction, the building served as a home for many thriving downtown businesses. Today the building houses the Paradise Ski and Sport Shop and a Vac and Sew store. certified restoration is planned for the store front in the near future.

The period of significance of the property extends from its date of construction in 1884 to 1993, the established 50-year cut off date for the National Register.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 1

Karcher Block
name of property

Hughes County, South Dakota
county and state

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Captiol Journal. September 22, 1924, obituary.

Charles Pettibone and Co's Pierre City Directory. 1890-91.

Evening Free Press. May 30, 1884.

Karcher, Henry. personal diary.

Oral Interview with William Sahr, grandson of Henry Karcher. March 1992.

Pierre Free Press. February 28, 1889.

Schuler, Harold. A Bridge Apart: History of Early Pierre and Fort Pierre. State Publishing Co., Pierre, 1987.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 5

Karcher Block
name of property

Hughes County, SD
county and state

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BOUNDARY DESCRIPTION

The nominated property is bounded by the legal description as recorded in the Hughes County Register of Deeds office: the North 72 1/2 feet of lots 19 and 20, Block 6, Original Plat, Pierre, Hughes County, South Dakota.

BOUNDARY JUSTIFICATION

The boundaries of the nominated property are contained within the parcel historically associated with the property.