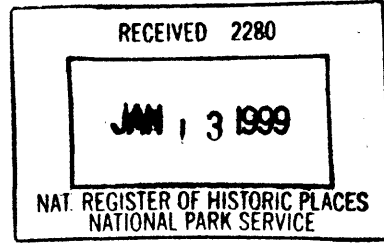


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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 Old Courthouse and Warehouse District (Boundary Increase)

other names/site number _____

2. Location

street & number Roughly bounded by N. Dakota Ave., 4th St., not for publication _____
the Big Sioux River, and 7th St.

city or town Sioux Falls vicinity _____

state South Dakota Code SD County Minnehaha code 099 Zip code 57104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally x statewide x locally. (___ See continuation sheet for additional comments.)

Jay D. Vogt SHPO
Signature of certifying official

01-05-99
Date

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

Old Courthouse & Warehouse District
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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:)

Signature of the Keeper: Edson W. Beal
Date of Action: 2/12/99

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	
11	3	Buildings
0	0	Sites
1	0	Structures
0	0	Objects
12	3	Total

Number of contributing resources previously listed in the National Register 18

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>Domestic</u>	Sub: <u>hotel</u>
<u>Commerce</u>	<u>Business, professional, specialty store, restaurant, warehouse</u>
<u>Government</u>	<u>Courthouse, correctional facility</u>
<u>Recreation & Culture</u>	<u>Theatre, auditorium</u>
<u>Industry</u>	<u>Manufacturing facility, industrial storage</u>
<u>Transportation</u>	<u>Rail-related</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Multiple dwelling</u>
<u>Commerce</u>	<u>Business, professional, restaurant, warehouse</u>
<u>Education</u>	<u>College</u>
<u>Recreation & Culture</u>	<u>Theatre, museum</u>
<u>Industry</u>	<u>Manufacturing facility, industrial storage</u>
<u>Transportation</u>	<u>Rail-related</u>
<u>Vacant</u>	<u>Not in use</u>

7. Description

Architectural Classification (Enter categories from instructions)

Late Victorian: Romanesque, Renaissance

Late 19th & Early 20th Century American Movements: Commercial Style

Modern Movement: Moderne

Materials (Enter categories from instructions)

Foundation STONE: Quartzite, Concrete

Roof Asphalt, STONE: Slate

Walls BRICK, STONE: Quartzite,
STUCCO, TERRA COTTA

Other WOOD, METAL: copper, Tin,
Steel, Cast Iron

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

See 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 lacks 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 a 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)

Architecture, Commerce,
Entertainment/Recreation, Industry, Performing
Arts, Government & Transportation

Old Courthouse & Warehouse District
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Period of Significance

1885-1949

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Sheet

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

See Continuation Sheets

9. Major Bibliographical References

(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: Sioux Falls Planning and Building Services

Old Courthouse & Warehouse District
Name of Property

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10. Geographical Data

Acreage of Property 29.15

UTM References

(place additional UTM references on a continuation sheet.)

A	<u>14</u>	<u>683510</u>	<u>4824655</u>
	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
B	<u>14</u>	<u>683582</u>	<u>4824650</u>

C	<u>14</u>	<u>683590</u>	<u>4824555</u>
	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
D	<u>14</u>	<u>683885</u>	<u>4824547</u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

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

11. Form Prepared By

name/title Gregory R. Mathis, Preservation Intern
organization City of Sioux Falls Building and Planning Services date November 17, 1998
street & number 244 W. 9th Street telephone 605-367-8888
city or town Sioux Falls state SD zip code 57104

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)

Old Courthouse & Warehouse District
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Property Owner

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

name See Attached Sheets
street & number _____ telephone _____
city or town _____ state SD zip code _____

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 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.

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Old Courthouse and Warehouse District

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SECTION 7

DESCRIPTION

The Old Courthouse and Warehouse District is a 33 property district located on the northern edge of the downtown area of Sioux Falls, the largest city in South Dakota. The district contains mostly large-scale, massive buildings designed for a diverse array of purposes ranging from government, commerce and culture, to industry, warehousing and transportation. The buildings vary in date from 1885 to 1949 and range in architectural style from Richardsonian Romanesque to Moderne, with Richardsonian Romanesque and Commercial Style being the predominant architectural styles found within the district.

The Old Courthouse and Warehouse District is located at the northern end of the central business district of Sioux Falls, South Dakota and is centered around the awe inspiring Minnehaha County Courthouse. The irregularly shaped district contains 33 properties and is generally bounded by 4th Street on the north, the former Milwaukee Road Railroad mainline and the Big Sioux River on the east, 7th Street on the south, and by Dakota Avenue and the alley between Dakota and Main Avenue on the west. The boundaries also include all adjacent public right-of-ways.

The district contains a wide array of architectural styles, a fact which is attributable to the district's long period of development and the wide range of functions the buildings represent. Richardsonian Romanesque and the Commercial Style are the predominant architectural styles found within the district. The district also contains Second Renaissance Revival, Art Deco, and Moderne structures. The district contains mostly large-scale warehouse and commercial buildings however; a county courthouse, a theater, a railroad station, and a large industrial complex are also contained within the boundaries. The buildings range in height from one to six stories, with the majority of the buildings being two or three stories tall. The tallest structure is the Minnehaha County Courthouse, whose clock tower rises to a height of 160'. The Old Courthouse and Warehouse District also contains one contributing structure, the former Chicago, Milwaukee, & St. Paul Railroad mainline that runs in a northwesterly direction along the eastern edge of the district.

Urban renewal projects of the 1960s and 1970s have had a strong impact on the areas south and west of the district. Many historic buildings were torn down to make room for new construction and parking lots. Although many surrounding structures were lost, those that still stand in the district retain a high degree of integrity. The majority of the alterations made to buildings in the district have been first floor façade remodelings and window replacements, which have historically been a very common practice in downtown commercial areas. Most of the "modernizations" attempts were made during or just after 1949, the end of the district's period of significance. Since the district was first listed on the National Register in 1983, many of the properties have undergone rehabilitation projects and are now in better physical condition than they were in 1983.

PROPERTIES INCLUDED IN THE ORIGINAL DISTRICT

Albert Hotel
333 N. Phillips Avenue
MH SF SF CD 95
1912, ca. 1914

The hotel is a six-story, rectangular shaped, flat-roofed, Commercial Style building, that measures 88' wide, 50' deep, and 75' tall. The steel skeleton-framed structure has a well-defined base, shaft, and capital. The hotel was originally built as a five-story structure and the sixth floor was added a year or two later. The building is clad with a light orangish-brown pressed brick that is accented by limestone bandwork. The base, shaft, and capital are delineated by limestone sill bands that wrap around the street

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windows of the two southern bays of the second floor. On the second and third floor, the southern bay contains two windows, the central contains one window, and the northern bay contains one wide window. The cornice is quite elegant, and contains a pattern of slightly recessed rectangular forms in its lower half and square forms in its upper half. It is topped by a quartzite coping and a flat parapet. The north facade contains six bays and it continues the stylistic treatment found the northern bay of the east facade however, in a slightly simpler form. Only the eastern most bay has an arabesque spandrel panel, and granite piers. These features are omitted from the rest of this facade. The window pattern on this wall has a 1-1-2-1-1-2 pattern, from east to west. The second bay from the west has an entrance set in an elaborate quartzite frame, which accesses the upper floors of the building. The non-street-facing walls (south and west) have been stuccoed. The upper floors of the south wall are recessed, giving them a U-shaped plan. Four two-light windows are located on each floor of the recessed portion of this wall. This wall also has a sympathetic brick addition, which contains an elevator that provides access to the upper floor of the building.

In an 1889 newspaper article, Andrew C. Phillips stated that "He would never think of building less than four stories and a basement on such a lot and of course build of Sioux Falls stone." However, the building ended up as a three-story, brick structure that was finally completed in 1892. Initially, the building was named the Law Block. Mr. Phillips believed that the building's location across from the new courthouse would make it an ideal location for legal offices. Phillips died in 1893, so in 1897 his widow renamed the building the Phillips Block in his honor. Early tenants of the building include a hatter, a carpet manufacturer, a seed company, and cigar manufacturer. In 1907 the Queen City Fire Insurance Co. moved into the Phillips Block, purchased it the following year, and renamed it the Queen City Building. The insurance company, which occupied the building for forty years, was the only company of its type chartered in South Dakota. Queen City became one of the most important insurance companies in the Dakotas, and it invested heavily in the state's mortgage loans, as well as in its farm and industrial lands. During Queen City's tenure, the building also housed several merchandise brokers and a plumbing business. In 1950, the building was taken over by the Soo Hotel and it became known as the Soo Hotel Building. The hotel occupied only the upper floors of the building, so the first floor was leased to a numerous tenants, including the U.S. Department of Agriculture, realty companies, investment firms, and a barber college. By the early 1970s, the building had become quite run-down, so it was acquired by the City of Sioux Falls in 1977. The city resold it to Architecture Incorporated and restored the building, remains in it to this day.

Old Minnehaha County Jail
220 W. Sixth Street
MH SF SF CD 99
1912
Joseph Schwarz, architect

This is a very late example of a Richardsonian Romanesque styled building. The building is characterized by its deeply recessed windows, rock-faced stone construction, slate roof, and by its pedimented gabled wall dormers with finials. The cruciform shaped jail ranges from two to three stories in height, is constructed from a pinkish-purple variety of Sioux quartzite, and has an overall dimension of 65' x 75'. Each section of the cruciform served a different function and each wing was given a slightly different architectural details. The front section of the building was designed as sheriff's residence; the transept contained a kitchen, offices, and juvenile and female detention cells; and the rear portion of the structure contained the main cell block. The front portion of the building is two-stories tall, has a hip roof with parapeted gable wall dormers, and walls with alternating thick and thin courses of stone. The sheriff's residence has a symmetrical facade with a central entry bay with flanking side bays and is 52' wide and 40' long. The entrance is recessed into an opening supported by a round compound arch, and is flanked by composite columns that support an entablature that supports part of the arch over the door. Two large, paired windows are located on the peripheral bays. The second floor is delineated by two string courses interspersed by a course of polychromatic stone. The second story has an oriel above the entrance and a window directly above each first floor opening. The cornice consists of a

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simple stone moulding. Two dormers complete the facade. The east and west facades of the sheriff's residence continue the decorative treatment found on the principal facade. Small stoops are located on both the east and west sides of the building, where the sheriff's residence and the transept intersect. The three-story cross-section has a gable roof with a pedimented parapet. Both ends (east and west) have two recessed bays that each contain a first and second story window. The third floor also has two windows, however they are flush with the wall. An oculus and finials complete the parapet. The extant rear section of the building is two stories tall, 51' 6" wide, 10' deep, has a flat roof, and continues the decorative treatment of the front portion of the building. All but approximately 10' of the north wall of this section of the building was constructed in 1988 with stone salvaged from the cell block that was destroyed by fire.

Although the Richardsonian Romanesque style had been out of vogue for nearly a decade when architect Joseph Schwarz designed this building, his intent was to create a structure that was complementary to the adjacent county courthouse building, with the goal of creating a harmonious county government campus. The structure served as the county jail from 1912 until 1978. The jail sat vacant for nearly a decade before renovations began in 1987. During the restoration, workers using a blowtorch accidentally started the cell block on fire. The cell block was extensively damaged and had to be razed. In 1988, Van De Walle and Associates of Sioux Falls prepared a stabilization project design, which included using stone from the cell block to create a north wall for the remaining structure. Since May 1990, the former jail has served as the Minnehaha County Extension Service office.

Old Minnehaha County Courthouse
200 W. Sixth Street
MH SF SF CD 100
1889-90
Wallace Dow, architect
Sioux Falls Granite Co., contractor

Individually listed in 1973

The Old Minnehaha County Courthouse is the best example of a Richardsonian Romanesque styled building in South Dakota. The courthouse is a three-story, L-shaped edifice that is 121' wide on the east, 134' wide on the south, and is constructed from a reddish-blue colored rock-faced quartzite. The coursed ashlar walls are set in alternating thick and thin courses. Belt courses wrap around the building above the basement windows, above and below the first floor windows, and below the second story windows. A string course and dentils decorate the cornice. The building has deeply recessed, one-over-one double-hung windows, many with transoms. Most of the first floor windows are flat topped and have stained glass transoms. Most of the second and third floor windows are topped by round arches, and about half of them have transoms. The numerous gabled dormers found on the building contain paired double-hung windows. The courthouse has a very complex roofline. Each leg of the ell has a steeply pitched hip roof with lower cross-hips and numerous parapeted gabled wall dormers with finials and decorative flashing. The roof is shingled with a gray colored slate. The principal facade (east) has a complex arrangement of five bays with each one being slightly setback from the central bay. The central bay contains the main entrance, which is recessed into a large Roman arch that sits atop short piers. Archivolts within the arch rest granite columns. Steps, constructed from finished quartzite, lead up to the entrance. A terra cotta panel is located above the entrance and is inscribed with the words "Minnehaha County Courthouse." A 160' tall clock tower rises from the central entry bay. The clock tower is 19' square, has a 9' diameter clock on each of its four sides, and has a steeply pitched pyramidal roof. The flanking bays of the primary facade have a complex fenestration pattern that utilizes different sizes of windows, with different numbers of windows on each floor. The outermost bays have small balustrades on the second floor. There are six bays on the secondary (south) facade. This facade is even more complex than the primary facade, since each bay has its own fenestration pattern that incorporates different sizes and numbers of windows. The four inner bays are three stories tall while the outer bays are only two stories. A recessed entrance, accessed by steps, is located in the third bay from the east. The second bay from the east has a short tower that begins on the second

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floor as a large bow window and turns into a square form near the cornice. The tower has a pyramidal roof. The three bays just west of the tower are slightly projected from the rest of the facade. The western wing of the ell is 63' 2" wide and has three bays. The central bay has three windows on each floor and a large gabled dormer that has four windows in it. The flanking bays have a single window on each floor. A massive chimney also rises from this wall. The northern wing of the ell is 63' 6" wide, reads as a single bay, and has three windows on each floor. On the interior of the ell, a two-story, flat-roofed section of the building extends along the northern wing of the building.

The design of the Minnehaha County Courthouse demonstrates how architectural styles worked their way westward across the country in the late nineteenth century. Wallace Dow's design for this building was inspired by the Allegheny County Courthouse in Pittsburgh, Pennsylvania, which was designed by H. H. Richardson in 1884 and completed in 1888. However, it is more likely that Dow was influenced by Minneapolis architects Long and Kees, who incorporated the basic design of the courthouse in Pittsburgh into their 1888 designs for Minneapolis City Hall and the Hennepin County Courthouse in St. Paul, Minnesota. Two weeks before was commissioned to design the Minnehaha County Courthouse, a sketch and brief description of the recently completed Hennepin County Courthouse appeared in the Argus-Leader. This article most likely persuaded the Minnehaha County Commissioners to pick Dow's Richardsonian Romanesque design for their own courthouse, if Minneapolis' courthouse looked like this so should Sioux Falls'. As Dow prepared the drawings for the courthouse, he proclaimed that it would be the biggest courthouse between Minneapolis and Denver. Construction of the edifice began in 1889 and was completed in October 1890, however, the clocks were not installed in the tower until 1892. County offices moved into the new courthouse in late October and remained in the structure until they relocated to a new building in December 1962. Restoration of the courthouse began in 1977 and was completed in 1987. Since that time, the courthouse has been occupied by the Siouxland Heritage Museum. In addition to its architectural significance, the courthouse is also significant for its role in the city's "divorce industry."

Courthouse Annex (County Commissary Building)

413 N. Main Avenue

MH SF SF CD 101

1937

Perkins & McWayne, architects

This is a two-story, flat-roofed, rectangular shaped Art Deco building with an elevated basement. The building is 90' 9" long, 44' 8" wide and has a projected two-story front entrance bay that measures 18' 4" wide by 5' deep. In an attempt to make the annex appear complementary to the Richardsonian Romanesque styled courthouse, architects Perkins and McWayne built the annex from rock-faced quartzite so that it would blend in with the courthouse. The building has a number of shallow set backs and hard lines that give the building a vertical emphasis, characteristic of the Art Deco style. The front (east) and rear facades have three bays, while the sidewalls have five bays. The bays are bracketed by a slightly projected pilasters that step outward between the first floor and the basement and terminate just above the second floor windows. The lower, base portion, of the building is rock-faced coursed ashlar and the upper portion of the building has a rough-faced random ashlar pattern. The front facade has stacked nine-light windows on the outer bays of the first and second floors. The projecting entry bay has several steps leading up to double doors that are flanked by sidelights. Between the first and second floor is a ribbon window two lights high and five across. A similar one is located above the entry bay on the second floor. Both sidewalls have identically fenestrated bays, except for the western most bay on each side. The bays have two basement level openings with two-over-two windows, while the second and third floor bays have metal framed, ribbon windows that are three lights tall and six across. The western bay on the north wall has one two-over-two window on the basement and third floor and two six-light windows on the second floor. The west bay of the south facade rises to three stories in height, to house the elevator headhouse, which has two four-light windows in it. Two six-light windows are stepped between the first and second floors and a protruding, glass vestibule protects a ground level

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entrance. The windows on the rear wall are arranged in vertically stacked columns. The basement and third floor have two-over-two windows, while the first and second floors have six-light windows.

The courthouse Annex was built to provide more space for county offices. In 1937, an Argus-Leader article describing new construction mentioned that "A county commissary building, constructed of Sioux Falls granite, was built on Main Avenue between Fifth and Sixth Streets, adjacent to the courthouse at a cost of \$115,000. It was a WPA project." What the article failed to mention is that Perkins and McWayne had successfully tackled the daunting task of designing a stylistically up-to-date Art Deco building that would fit in next to the Richardsonian Romanesque styled county courthouse. Upon its completion, the building was referred to in city directories as the "Welfare Building." Original tenants included the County and City Welfare Association, the county Social Security Department, and the U.S. Works Progress Administration Office. In 1940, the County Commissary finally moved into the building. After World War II, the WPA and County Social Security offices had been replaced by the State Department of Social Security, the U.S. Emergency Crop and Feed Loan Office, and the USDA Soil Conservation Service. In 1954, the building was first called the "Courthouse Annex" in city directories. When county offices moved in to a new facility in December, 1962, the state Department of Game, Fish, and Parks; and the Department of Motor Vehicles Drivers License Office joined the Commissary and Soil Conservation Service became long-term tenants in the annex.

Sioux Falls Coliseum
501 N. Main Avenue
MH SF SF CD 102
1917
Joseph Schwarz, architect
Sioux Falls Construction, contractor (1917)
Henry Carlson Co. (1950)
Leaders Construction Co. (1951)

The Coliseum is a rare example of the Second Renaissance Revival style in Sioux Falls. Overall, the building is 132' " wide and 186' 6" long. The three-story, main portion of the building is 132' x 150' 3" the five-story stage is 60' x 40', and one-story, 31' 4" x 11' 4" addition extends along the southwest side of the structure. The auditorium portion of the building is of concrete and steel construction, and is clad with a tannish-brown colored brick. The building rests on a sandstone base that rises about 18" above ground level. The brick walls of the first floor are set in a variation of common bond that consists of four courses of stretcher bond bricks interspersed by a slightly recessed course of rowlock bricks to give the walls a rusticated appearance. A stone band wraps around the building just below the second floor windowsills, delineating the upper stories of the building. Above this band, the walls are set in stretcher bond. The principal facade is divided into three bays, a main entry bay the same width as the auditorium and two side bays corresponding to the galleries extending along side the auditorium. The large central bay is subdivided into seven openings. The first floor has five pairs of double doors in the center and single window openings on its outer edges. The existing canopy that projects out over the five entrances replaced the original in 1951. The second floor of the bay has seven window openings, aligned with the entrances below. The windows have pedimented hoods supported by acones. The upper, gabled area of the bay is covered by stylized polished metal panels that were applied in 1951, along with the large marquee sign with the word "Coliseum" spelled out in neon. The side bays are separated from the center bay by slightly projected towers. The towers are decorated by cartouches and massive ornamental stone caps. The side bays are lower, have flat parapets with thick stone coping, and have one set of paired windows on the first floor and a single pedimented window on the second floor. The south facade has eight bays from the original building, two elaborated exterior bays and five interior bays. The interior bays are unpierced on the first floor, except for a large double doorway in one bay, and have two window openings on both the second and third floors. The bays are slightly recessed from the facade on the second and third floors and all of the windows have been boarded over. The eastern and western most bays continue the decorative pattern of the side bays found on

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the primary facade. Three six-over-six clerestory windows are located in each bay on the upper walls of the auditorium, above the galleries. The one story addition west of the original structure has two bays, including a modern garage door bay and a bay saved from the old annex. The lower portion of the north wall is stuccoed, while a brick is still exposed on the upper half of the wall. Only the eastern 20' of the north facade is exposed and it continues the fenestration pattern and ornamentation found on the primary facade. The rest of the north wall is concealed by structure built in 1974.

Safety and the desire to further secure Sioux Falls status as the most prominent city in South Dakota were the reasons for building the Coliseum. The plan was to replace a wood framed auditorium that was hastily built in 1899 and had a seating capacity of 1000. In 1916, \$350,000 in bonds were approved for the construction of a new auditorium. However, by the time land was acquired and streets were paved; only \$100,000 was left to construct the auditorium. Construction bids for the building came in almost \$40,000 over budget so cuts were made in the building's design and ultimately, it was completely redesigned before Sioux Falls Construction Co. was awarded a contract to build the new structure. Construction began on the \$92,557 structure in July 1917, two months after the country entered World War I. The Coliseum was completed in five months time and opened on November 24th. In 1930, the interior was remodeled by Perkins and McWayne and an annex designed by Hugill and Blatherwick was erected on the west end of the building by the Henry Carlson Co. in 1932. The annex was really an exposition hall that allowed the Coliseum to handle some of the state's largest conventions. In 1937, a 56' x 142', \$40,000 Armory was built on the north side of the Coliseum as a WPA project. In its heyday, the Coliseum hosted entertainers such as George Gershwin and John Phillip Sousa; actors John Barrymore, Henry Fonda, and Katherine Hepburn; heavyweight boxing champion Jack Dempsey; and President Woodrow Wilson. In January, 1973, a fire struck the building and although the Annex and Armory were destroyed, the Coliseum was saved. The Annex and Armory were razed and a new convention center (recreation center) was erected in 1974, on the Armory site. The Coliseum has stood vacant since 1994.

Consolidated Tank Line Co. / Standard Oil Co.
110 W. Fifth Street
MH SF SF CD 105
1887

This simple, one-story, flat-roofed, building is an industrial example of a Richardsonian Romanesque styled structure. The 60' x 100' building is constructed from a rough-faced pinkish-purple variety of Sioux quartzite. The south and west (street facing) are of random ashlar, while the east and north walls are coursed rubble masonry. A parapet extends around the entire building. The parapet is slightly more elaborated on the two street facing (west and south) facades. The parapet on the west has a step up in the center and the parapet consists of one layer of stretcher bond stone, one course of Flemish bond stone, and a top stretcher course of stone now sheathed with concrete. All of the original window openings are distinguished by either Roman or relieving arches, while later openings have flat iron lintels and concrete sills. The building has three equally spaced window openings on its west facade, although the northern most opening has been enlarged and had a newer window and door installed. The building originally had a U-shaped floor plan. The northern portion of the building was used for warehouse space, the southeast wing housed pumps, and the southwest wing contained the company's office. On the south side of the building, the pump house wing had one window with a relieving arch while the office wing had an entry door and a window identical to the ones located on the west wall of the structure. Over time, as the businesses in the building grew and prospered several additions were made to the structure. The open portion of the "U," which faced south, was enclosed in a \$4,000 remodeling project in 1924. This alteration was carefully built so that it closely mimicked the original design of the building and is only distinguishable by the larger, square window openings and the seams between the older and newer portions of the wall. A few years later, a 39' x 55' 6" addition was constructed along the eastern half of the north facade. This addition, which is stylistically similar to the nearby Standard Oil Co. Garage, has a poured concrete foundation and is constructed of polychromatic brick, ranging from a deep reddish-brown to black in color, set in a simple running bond pattern. It shares with the Standard Oil Garage, similarly sized window openings and

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identically styled parapets. A 5' wide L-shaped loading dock is located along the north wall of the building and extends along the west side of the building's historic addition. A later, non-historic (ca. 1970s) 118' x 65' 6" addition constructed of concrete block, has was built on the north of the historic addition.

Built in 1887 for the Consolidated Tank Line Co., this building foreshadowed the mixed uses that would develop in the district. The area's close proximity to a railroad and its distance from the center of downtown made the district an ideal area for wholesale and warehouse activities. This is likely the reason that the Consolidated Tank Line Co., the earliest a wholesale gasoline and oil dealer in Sioux Falls, located on this site. This was the company's original building and was designed to contain both office and warehouse spaces. In 1896 Consolidated Tank Line was succeeded by the Standard Oil Co. Standard Oil used the building as its primary warehouse and storage depot until 1945 when the company outgrew this facility and moved to a new site located at 41st and Grange Avenue. Midland Distributing Co., a wholesale liquor establishment that distributed Seagram products, moved into the building in 1947 and remained in the building into the 1980's.

Andrew Kuehn Warehouse
401 N. Phillips Avenue
MH SF SF CD 108
1903
Joseph Schwarz, architect

Individually listed in 1982

The Andrew Kuehn Warehouse is a simplified industrial version of the Richardsonian Romanesque style. The building is a four-story, rectangular shaped, flat-roofed, 44' x 130' structure with a smaller, 22' x 70' three-story addition along its north facade. It is constructed of Sioux quartzite and has a post and beam structural system. The street facing (east and south) walls are rough-faced irregular coursed ashlar construction, with three layers of coursed ashlar at the base of the structure. The three coursed layers taper out slightly from the wall, forming a base for the structure. The non-street facing walls are coursed rubble masonry, with openings topped by brick, segmental arches. The principal facade has three equally sized bays and a central entry bay flanked by large window openings. The openings have flat-topped segmental arches with a heavy string course above them. The upper floors have slightly recessed and vertically stacked paired double-hung windows. The fourth floor windows have Roman arches with string courses just below and just above the arches, and keystones that extend into the string course above. A dentil course, topped by a string course, a course of inverted L-shaped dentils, and two corbeled courses decorate the "capital" of the building. This ornamental work is topped by a simple parapet and a layer of coping. The detail work and window styles of the principal facade are continued on the south facade. The south wall has eight bays, with single, upper story, double-hung windows arranged in slightly recessed, vertical columns. The first floor of the south facade has both large and small window openings and several basement windows placed in an asymmetrical pattern. The rear of the building has three bays with a large central opening flanked on each side by two smaller window openings on the first floor. There are three windows on each of the upper floors, vertically stacked and equally spaced across the wall. The large first floor opening originally accessed a non-extant loading dock used to unload freight cars. The three-story addition has four small window openings across the first floor of its north wall and two openings on the second and third stories. Its rear (west) wall has a large opening on the first floor and two windows.

According to Smith's Minnehaha County History, "Mr. (Andrew) Kuehn had been in the mercantile business at Arlington, South Dakota, and was a "good customer" of Jewett Bros., who realized there was room for another wholesale grocery house in Sioux Falls and persuaded the Kuehn Company to enter the field." The Jewett Bros. vacated the Blauvelt Building (non-extant) at Fifth and Main in 1899, and in 1900 the Andrew Kuehn Company established itself in that building. As the area recovered from the depression of 1893, the wholesale grocery business prospered. As a result of this prosperity, architect Joseph Schwarz was commissioned in 1902 to design a new building to be located at Sixth and Phillips Avenue. Construction began in the summer of

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1902 and was completed the following year. According to an article in the January 1, 1904 issue of the South Dakota State Journal, architect Wallace Dow was commissioned to draw up an additional \$1,000 worth of improvements to the building in 1903. Andrew Kuehn died in 1915, but the business continued to operate in the building through 1950. Midtown Storage Company then occupied the warehouse from 1951 into the mid-1960s. From 1965 until 1978 the warehouse stood vacant. In 1978, the warehouse was rehabilitated. The first floor was converted into offices for State Job Service and the upper stories were made into apartments.

Loading dock (Parlin, Orendorff, & Martin Implement Co.) (non-contributing)
409 N. Phillips Avenue
MH SF SF CD 109
1913, 1960

This is a 44' x 150' brick and quartzite loading dock/elevated platform. The platform is 3' tall, has a stairway leading to the deck along its north side, and has had a protective layer of concrete applied to its exterior. The loading dock was built in 1960, from the foundation of the Parlin, Orendorff, & Martin Implement Co. Building, which had already been demolished.

Parlin, Orendorff, & Martin Implement Co., a machinery wholesaler, built a warehouse on this site in 1913. The building appears to have been demolished in the late 1950s and in 1960, the foundation was converted into a loading dock. The large platform that now exists was used by the Lindsay Bros. for loading and unloading trucks and railroad cars, and for supply storage. The structure is considered non-contributing because the original warehouse was demolished, leaving a non-recognizable foundation that now looks like loading dock.

Jones Seed Company Warehouse
421 N. Phillips Avenue
MH SF SF CD 110
1909

The Jones Seed Co. Warehouse is a three-story, rectangular shaped, reinforced concrete building with a brick facade. The two bay, principal facade (east) is constructed from dark brown brick. On the first floor, the southern bay contains a storefront with a recessed entrance and transoms. The entrance is located near the center of the building and has "Northwestern Seed Co." spelled out in tile on its floor. The storefront contains three large windows, with four-light transom above each window. The northern bay has a large garage door opening and a window with transom that is similar to ones in the adjacent bay. The garage door opening retains its original accordion style doors. Each of the tall, thin door panels has an eight light window and two recessed panels below. The second and third stories have two bays with an identical fenestration pattern. Each bay contains a large window and a spandrel panel, which are slightly recessed from the facade. The areas above the third floor windows have corbelling that project outward to become flush with the facade. The building's parapet, which is completed by a thick sandstone coping, steps down once and then slopes downward from the center of the building. In the center of the parapet, a rectangular shaped stone panel, outlined by slightly projected brick, is inscribed with "Jones 1909." The building contains twelve concrete bins with a capacity of 30,000 bushels. The rear quarter of the structure has a gable-roofed cupola that rises to a height of 70' and contains an elevator head house that was used to fill the grain bins. The poured concrete side and rear walls have impressions from the boards used to form them. The south wall has two entry doors, a garage door, and a second story window. The north wall contains a garage door. Vestiges of the grain bin dryers can still be seen near the ground on both sidewalls. The rear (east) wall of the structure has a pair of small, upper floor windows; a ground level garage door; the remnants of a door for loading railroad cars; and a large second floor window opening that has been reduced in size.

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This unique structure was built for the O. S. Jones Seed Co., a distributor of farm and garden seeds. The building's design incorporated a grain elevator facility in the rear of the building to store seed sold by the company. In 1919, the Northwestern Seed Company acquired the building and continued to use it for seed storage until 1926. From 1927 until the 1940s, the building was leased by the Hobart sales Agency, 1927; Schlitz Brewing Company, 1930; farm implement dealer Will A. Burlet, 1936; and the Co-op Wool Growers of South Dakota, 1940. During most of the 1940s and 1950s, Crescent Electric Supply occupied the building, before it housed several different automobile parts dealers in the 1960s. Lindsay Bros. Co., a farm equipment distributor, then used the building for storage.

Jewett Bros. & Jewett Warehouse
431 N. Phillips Avenue
MH SF SF CD 111
1899, 1909
Joseph Schwarz, architect

The Jewett Bros. & Jewett Warehouse is a large, four-story, flat-roofed, brick and stone structure with a rectangular plan. The structure is 88' wide, 128' deep, and combines both Romanesque and Sullivanesque elements into its design. Originally, the primary facade had only four bays, however it was increased to six, with the construction of an addition in 1909. Five of the bays are identically styled, while the southern bay is narrower and is treated differently. The first floor is constructed from pinkish-blue quartzite set in a coursed ashlar pattern. The first floor reads as an arcade, with large windows and transoms that are deeply recessed into large, segmentally arched openings between massive piers. The southern bay has a narrower opening and contains the primary entrance of the building. A thick, quartzite string course tops the first floor. The second through fourth floors are constructed from an orangish colored brick. The southern bay has a single, deeply recessed two-light window on each of the upper floors of the building's, with a fourth floor window that is slightly smaller in size. The five other bays are separated by massive engaged piers that extend upward from the second floor and flow into round arches over the fourth floor windows. The areas between the piers are slightly recessed; and contain paired, segmentally arched two-light windows on the second and third floors. The fourth floor features arched window openings in each bay, which contain three windows that are separated by thin mullions. The fourth floor has a series of slightly projected bands above the round arches. The facade is completed by a massive cornice that is corbelled in a checkerboard pattern. The north facade is stylistically similar to the primary facade, however it has nine bays. The first floor of this facade has an A-A-B-B-A-B-A-B-B pattern, as read from the east; with the "A" bays containing large openings, similar to the those on the primary facade; and the "B" bays containing paired, segmentally arched windows of a more nominal size. The nine bays of second through fourth floor are all identical to the five bays on the primary facade. The non-street-facing walls (south and west) are constructed from coursed rubble quartzite that is purplish-pink in color. The south wall has a stepped parapet and one column of segmentally arched windows. A large concrete loading dock extends along the entire west wall and is sheltered by a corrugated metal shed roof that rests on iron trusses cantilevered from the building. The west wall contains three segmentally arched loading dock doors and windows. The second through fourth floor have four bays of paired; segmentally arched two-light, double hung windows and one bay containing a set of three windows.

The Jewett brothers inherited their trade from their father, who owned a grocery store in Newark, Ohio. Jewett Bros. and Jewett opened their first grocery house in Aberdeen, South Dakota in 1882. In June 1888, they purchased the Sioux Falls wholesale grocery firm of Ward and Frick, and greatly expanded its business. The Jewetts' successful business grew even more in 1893, when they opened a warehouse in Sheldon, Iowa. In 1890, Silas Blauvelt built the Blauvelt Building (non-extant) at Fifth and Main specifically for Jewett Bros. & Jewett, who occupied the structure for nearly a decade before their business outgrew the structure. In 1899, this building was constructed at Fifth and Phillips to house the growing wholesaler. By the late 1890s, Jewett Bros. and Jewett had established itself as the largest and most prominent jobbing house in the region. Their business was so

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prosperous that the brothers encouraged Andrew Kuehn to establish his own wholesale house in 1900 and L.D. Manchester to found his biscuit company. The Jewetts' success necessitated expansion, which resulted in the addition that was built in 1910. The brothers retired in January 1927, and sold their business to the Sioux Falls Grocery Company. In 1929, Sioux Falls Grocery was replaced by the grocery firm of Pratt-Mallory who leased the warehouse through 1931. In 1936 the Nash Finch Co., a large Midwestern wholesale grocer, established its Sioux Falls branch in the Jewett building and acquired it from the Jewett family in 1947. Nash Finch remained in the building until 1970. From 1970 until the early 1990s, the structure was used by the Lindsay Bros., a farm equipment dealer, as an office and warehouse. In 1995, the warehouse underwent a certified rehabilitation and was converted into a restaurant/bar on the first floor and offices on the upper floors.

Milwaukee Road Passenger Depot (non-contributing)
501 N. Phillips Avenue
MH SF SF CD 106
1894/1946/1989
C.M.&StP. R.R. (1894)
A.O. Lagarstrom/ C.M.StP.&P. R.R., architect (1946)
Ruff, Miller, White Associates, architects (1989)

This building has been subject to numerous alterations and additions since it was first built in 1894. As originally constructed the depot had all of the classic features of a Richardsonian Romanesque styled railroad station including a flared hip roof with wide overhangs, massive eave brackets, and a rock-faced coursed ashlar exterior. The 60' 6" wide by 63' 1' long L-shaped station had a large gabled dormer above the main entrance on the south facade and numerous eyebrow dormers on the rest of the roofline. In 1946, the depot was substantially remodeled and "modernized" by the railroad. Alterations included the removal of the massive hip roof, replaced with a flat roof, the installation of a corrugated metal cornice to conceal the scars from the original roof, building a 42' long by 30' wide wing on the north end of the building to enlarge the baggage area, and applying a rusticated poured-concrete banding around the lower portion of the building. The building was converted into a restaurant in 1976 and a 36' 6" x 20' 4" concrete block addition was erected in the interior portion of the "L." In 1989, the station converted into a mental health facility and a large, 66' wide by 100' addition was built around the northwest corner of the structure. This addition is sensitively designed and is set back from the front of the building, is constructed from rusticated masonry of similar color as the original building, and continues the corrugated metal cornice that was applied to the original structure in 1946.

This was the second passenger depot owned by the Chicago, Milwaukee, & St. Paul Railroad (Milwaukee Road, C.M.&StP.) in Sioux Falls. The first depot was a combination passenger/freight depot built by the Dakota Southern Railroad in 1879. The existing depot was designed by the Bridges and Buildings Department of the C.M.&StP. in Chicago and constructed in 1894, during the height of a national economic depression. A. O. Lagarstrom, one of the C.M.&StP.'s staff architects, designed the 1946 remodeling of the depot. The station remained in use by the railroad until passenger service to Sioux Falls was discontinued in 1964. The building remained vacant until Peder Ecker purchased it in 1976 and converted it into a restaurant in 1979. Several restaurants proved unsuccessful and the building remained vacant from the late 1980s until it was converted into an office in 1989-90. In 1993, Southeastern Mental Health Center acquired the depot for use as a day-watch facility named "Fifth Street Connection." Although the depot's original integrity was lost when it was substantially remodeled in 1946, those alterations have developed their own significance. However, the size of the 1989 addition combined with the remodeling in 1946, and the installation of a privacy fence that now hides parts of the original structure, make the depot no longer recognizable as an 1894 railroad station and therefore make it non-contributing.

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John Deere Warehouse
400 N. Main
MH SF SF CD 107
1909, 1910, 1938
C. A. Eckerman, John Deere Engineering Dept. (1938)
Leonard Construction Co. (1909)

The John Deere Warehouse is a three-story, flat roofed, brick and stone, Commercial Style building with a raised basement, and two additions to the north. The main portion of the building is 110' wide and 138' long. The two street facing facades (west and south) have identical stylistic treatments. These walls are constructed from a brown colored brick and sit on a rough-faced coursed quartzite foundation. The principal facade has seven bays, including a central entry and six display windows, which are separated by brick piers. The entry is set in a quartzite architrave complete with a cornice. The raised basement has two small basement windows in each bay. The first through third floors have slightly recessed and vertically stacked windows and spandrels. The first floor windows have two plate glass windowpanes, separated by a thin mullion, and four-light transom window above it. The second and third floors are identically fenestrated with three one-over-one double-hung windows in each bay. These metal-framed windows were installed in 1998 as part of a certified rehabilitation project and closely replicate the original wood framed windows. There are eight corbel courses above the third-story windows that bring the recessed bays flush to the facade. The cornice consists of twelve continuous corbel courses topped by a limestone coping. The nine bays of the south facade are identical to the storefront bays found on the primary facade with the exception that there is an entry located in the second bay from the east. The east and south walls of the warehouse are constructed from coursed rubble masonry and have vertically stacked, segmentally arched window openings. The rear facade has seven openings on each floor containing six-over-six double-hung windows and a small elevator penthouse located in the center of the wall. On the first floor, two of the openings originally contained siding doors that are now boarded over. The 1910 addition is a two-story structure that is 22' wide and 138' deep, and abuts the north wall of the main building. The facade (west) of this addition continues the design of the main building. It has a quartzite base, a light brown brick wall, a slightly recessed bay with a corbeled cornice, and limestone coping. A door, an overhead door, and a door occupy the first floor and four one-over-one double-hung are located on the second level. The north and east walls of this addition are built from coursed rubble masonry with a ceramic tile coping. The 1938 addition is built along the eastern portion of the north wall of the 1910 addition and is 87' wide and 50' 2" deep. The reddish-orange brick walls of this structure are laid in a common bond and rest on a raised, poured concrete foundation. The front (west) of the structure has 14' x 49' 6" concrete loading dock that is accessed by two overhead garage doors, one historic and one non-historic. The wall also has three twelve-light, square shaped windows with iron lintels and rowlock sills. This wall is topped by a plain parapet capped by ceramic tile. The north wall is windowless and has a three-step parapet. The rear wall has five twelve-light, squared shaped windows, an overhead garage door, and a filled-in railroad car loading door opening.

The main structure of this building was erected in 1909 by the Leonard Construction Co. of Chicago. The following year, a single story addition was constructed along the north side of the building. The large edifice was designed to house the regional wholesale distributing operations and Sioux Falls dealership of the John Deere Plow Co. When business began to slowly pick up towards the end of the 1930s, the company needed more space, so it built a large, one-story addition in 1938. John Deere operated out of this building until 1957, when it moved to a new location and sold this build in to Lumberman's Supply Co. In 1976, Gourley Distributing Co. purchased the building to house its warehouse and showroom. In 1998, the building underwent a certified rehabilitation project. The first floor retains the Gourley showroom, while the upper floors were converted into apartments.

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Milwaukee Road Freight Depot
400 N. Phillips Avenue
MH SF SF CD 112
C.M.&StP. R.R.
1894

The Chicago, Milwaukee & St. Paul Freight Depot is a handsome, one-story, rectangular shaped, Richardsonian Romanesque styled structure constructed from a rock-faced, irregular coursed, dark purplish-blue quartzite. The 154' x 40' building has a low-pitch gable roof and a shed roof supported by large brackets, projected out over the loading dock located on the east side of the building. The freight depot has nine equally sized and slightly recessed bays along its sidewalls, and two on its end walls. As originally configured, each side wall had alternating blank bays and bays with segmentally arched openings containing freight doors, and a window and door opening in the southern most bay. Over time, each sidewall has had two of the freight door bays reconfigured into windows and doors, and two blank bays pierced by doors and windows. Octagon shaped anchors are located at the top of the pilasters on the sidewalls, tying the post and beam structural system to the walls. The bays on the ends of the building are slightly wider than those found on the sidewalls. The south facade has two rectangular shaped windows in each bay and a parapet that rises five steps from the sidewalls to the peak. The north wall has one blank bay and one with a large freight door that opens onto the loading dock. The loading dock is an L-shaped structure constructed of heavy timber. The dock is 8' 3' wide as it extends along the length of the east side of the building and widens to 20' 6" on the north side of the depot, where it extends 22' beyond the north wall of the building. Overall, this building retains a high degree of integrity.

This building served as the freight depot and office of the general agent for Chicago, Milwaukee, St. Paul, & Pacific Railroad from its completion in 1894, until the railroad went out of business in 1980. The depot then stood vacant for twelve years before being converted into converted into a corporate training facility by Raven industries in 1993.

Chicago, Milwaukee, & St. Paul Railroad (Milwaukee Road) Mainline
Runs northwesterly thorough the district, between Phillips Avenue and First Street
MH SF SF CD 113

The mainline is a 1700' long segment standard gauge railroad track. The tracks are of typical construction, with wood ties and steel rails weighing 90 pounds per linear yard, spaced 4' 8 1/2" apart. The area surrounding the mainline, south of Sixth Street, was the site of part of the railroad's switching yards and contained a turntable and a three-stall roundhouse. The yard and its facilities were slowly removed over several decades.

The Dakota Southern Railroad was the second railroad to reach Sioux Falls, building this line into town in December 1879. The arrival of this railroad and the locating of its depot and terminal facilities in the vicinity of the Old Courthouse and Warehouse District, north of what was then considered "downtown" helped spur early development in the district. The Dakota Southern was absorbed by the Milwaukee Road on April 1, 1880. The name of the railroad changed slightly to the Chicago, Milwaukee, St. Paul, & Pacific Railroad in the 1920s. The Milwaukee Road filed for bankruptcy in 1980, and this rail line was acquired by the State of South Dakota. Although none of the track material is original, 1879 material, the right-of-way is still the oldest man-made structure in the district. The replacement of rails and ties is part of the maintenance cycle of a railroad and does not diminish the visual integrity of the railroad tracks.

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International Harvest Warehouse
196 E. Sixth Street
MH SF SF CD 114
1910, 1916

This building is a four-story, rectangular shaped, brick clad warehouse with a raised basement. The flat roofed structure is 113' wide and 121' 6" deep. The principal (south) facade is constructed of a reddish-brown pressed brick and the rest of the structure is built from an orangish-brown common brick. The principal facade has seven identically fenestrated bays with vertically stacked window openings. The window openings have limestone sills, flat iron lintels, and most either have had modern windows installed or have been covered by metal insulation panels. The primary (south) facade rests on a 7' 6" tall base of Bedford limestone that has a main entrance located in the center if it. The first floor of the facade is hidden by a yellow colored vertical metal siding that stops below a limestone string course that is also sill for the second story windows. The second and third floor windows are large, square shaped openings, while the fourth floor openings are only half as tall as those found on the lower floors. The facade is completed by a limestone cornice set under an simple brick parapet with ceramic tile coping. The west wall of the building has eight bays with vertically stacked window openings. A 19' 6" wide, one-story tall loading dock, which extends the length of this wall, has been sheathed with yellow metal siding. A large penthouse is flush with this wall and contains a large elevator and a stairway. The rear of the building has seven bays and the east wall has eight bays. Both walls have similar sized window openings, many of which have been covered by metal insulation panels.

The International Harvester Co. was created in 1902 when several large farm machinery companies were consolidated under one management. The result in Sioux Falls was that five implement dealers were merged into one. Within a few years, this large company needed a bigger facility in Sioux Falls, so this warehouse was built in 1910. Originally, the first floor contained a showroom and the upper floors were used for warehouse space. The structure caught fire in the spring of 1916, however, it was rebuilt later that year. International Harvester closed the warehouse in 1960 and the Warren Radio Supply Co. took over the building. The radio supply company remained the building the building was purchased by Raven Industries in 1979. Raven Industries now uses the warehouse for it's manufacturing operations.

International Harvester Showroom
206 E. Sixth Street
MH SF SF CD 115
1928

This is a one-story, brick, commercial style structure with an arched roof on the front portion of the building and a gable roof on the rear section. The irregular shaped building is 90' wide on the south, 172' wide on the north, and is 231' deep. The facade, which was concealed by a yellow colored vertical metal siding in 1991, is constructed of dark brick with limestone string courses. The facade had five bays with large storefront display windows, a central entry that has been remodeled and left uncovered by siding, and a parapet that steps up above the outer bays of the facade. The limestone coping on the parapet is still exposed above the siding. The side and rear walls of the building are constructed of an orangish colored brick set in a common bond. Most of the original windows on the west facade have been filled in or reduced to smaller window openings. The rear of the building has a gabled roof, three truck loading bays that were installed in 1995 and a door on the east. The east facade has several angled walls and setbacks, following the flow of the adjacent river. The wall has six large window openings near the southern end of the building and eight original twelve-light windows located high on the northern half of the facade.

This building was constructed by International Harvester as a showroom for its farm implement dealership in Sioux Falls, when the company no longer had adequate space in its warehouse building next door. The building remained in use as International

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Harvester's implement showroom, and later as its truck dealership and showroom, until the company closed its doors in Sioux Falls in 1963. The building housed a car wash in 1964, Raven Industries in 1969, and the Dakota Casket Co. from 1971 until 1990. Raven Industries, which acquired the building in 1979, moved its hot-air balloon-manufacturing center into the building in 1991 and continues this operation in the building today. Metal siding was applied to a portion of the building's exterior in 1991, which is considered a readily reversible alteration.

Manchester Biscuit Company Building
205 E. Sixth Street
MH SF SF CD 116
1909, 1915-16, 1947-48
Joseph Schwarz, architect (1909, 1915-16)
Westcott Engineering Co. (1947-48)
Henry Carlson Co., contractor (1947-48)

The Manchester Biscuit Co. is a complex of three different structures that were built as additions to the factory in 1909, 1915, and 1947. Overall, the building is approximately 210' wide on the north and 87' wide on the south. The complex is 170' long. The oldest extant structure is a three-story, trapezoidal shaped brick and stone structure, constructed in 1909 as an addition to a 1902 building. This structure has a post and beam structural system, a flat roof, and vertically stacked and segmentally arched window openings. It is the southernmost wing of the complex and its dimensions narrow from a width of 140' 6" on the north to 86' 6" wide on the south. The building is 47' deep and its basement is exposed on the east and south. The west facade features a concrete loading dock and five bays across its facade. The first floor of this wall has three windows and a sliding loading dock door. The first and third floors have regular sized window openings, while the second story has shorter openings. The south wall has an exposed basement, giving the appearance of a four-story structure, and has five bays with short windows on the basement through second floors and taller windows on the third floor. The east wall, which faces the river, is constructed of coursed rubble masonry and has three bays with short windows on the basement through third floors and normal sized openings on the fourth floor. The north side of the structure abuts the other additions.

The 1915-16 addition is a 91' 4" wide by 130' deep, rectangular shaped Commercial Style structure with Prairie Style details. The building has a reinforced concrete structural system and an exterior of dark brown textured brick with limestone trim. The front portion of the building has seven floors of offices, while rear part of the structure is the same height, but is only five stories tall. The principal (north) facade rests on a limestone base and has four bays, set between brick pilasters. The first floor has four ribbon windows in its eastern two bays, a large twelve-light window in place of the original entrance in the next bay, and a new entrance in the western most bay. In 1998, a canopy sign was installed over the entry. The pilasters flanking the original entry are set in a rusticated manner and retain limestone anchors that supported the original canopy. The upper floors of the three eastern bays are identically fenestrated, while the western bay has is treated differently. The three eastern bays have four ribbon windows on the second through fifth floors, two paired windows on the sixth floor, and three ribbon windows on the seventh floor. The western bay has two smaller and separate windows on the second through sixth floors and three ribbon windows on the seventh floor. Prairie Style inspired, geometric patterned limestone trim is located on the pilasters on the sixth floor of the structure. A limestone band is located just below the seventh floor sills. Shallow limestone arches span area above the seventh floor windows and support an entablature that is capped by limestone coping. The east wall has five equally sized bays and a slightly narrower bay on the south, which angles back from the wall plane. The basement is exposed on this wall. The bays are separated by brick pilasters. The northern most bay continues the design of the north facade and has an entry with two adjacent windows at the basement level. From the north, the second through fifth bays are generally treated the same. On these bays, the basement has two short, wide windows; the first floor has four tall, ribbon windows; and the second through fourth floors generally have four ribbon windows. Above the fourth floor, the second bay has two stories fit in, with two sets of paired windows

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on each floor; while the third bay has four tall ribbon windows on the fifth floor. The fourth bay also contains a penthouse with three ribbon windows and a shed roof. The southernmost (sixth) bay is similar to the other bays but has one less window opening on each floor. The south and west walls of this addition are concealed by the other parts of the complex.

The 1947-48 addition is a five-story, Moderne styled structure constructed from reinforced concrete and brick. The irregular shaped structure is 117' 6" across its principal (north) facade and narrows to 68' 6" on the south. The main facade is constructed from tannish-blond brick set in a Flemish bond, and rests on a raised concrete foundation. The facade has two thin bays and three wide bays. The three, wide central bays have large overhead garage doors on the first floor while the eastern bay has a square shaped glass block window and western bay has a recessed garage door flanked by glass block sidelights. The upper stories have large, vertically stacked windows with concrete sills and widths correspond to the size of the bay. A continuous concrete is extends below the fifth floor windows. Above this sill, the brick is set in a rusticated manner, with very fifth course slightly recessed. Between the fifth floor windows, the brick is laid in a stacked bond and slightly projected rectangular forms are located in the area above the narrow bays on the fifth floor. The northeastern corner of the building is rounded corner and has narrow glass block windows on each floor, in the curve. The parapet is capped by a concrete coping. The facade wraps around the corner of the building and continues on the first bay of the west facade. The west facade has five bays. The reinforced concrete structural system is exposed on the southern four bays and the spaces in between are filled in by curtain walls of pressed orange brick with large window openings that have been filled in with glass block. The south and east sides of this structure are concealed by the rest of the complex.

The Manchester Biscuit Company had its beginnings as a bakery in Luverne, Minnesota. About 1900, the owner of a bakery quietly slipped out of town when he developed financial problems. Lawrence D. Manchester was one of the bakery's employees and he had not been paid in quite some time, so when the owner left town he took over the bakery for payment due. The bakery had a reputation for its quality products, so when Manchester acquired it grocery wholesalers Jewett Bros. & Jewett, and Andrew Kuehn, persuaded Manchester to move to Sioux Falls and establish a wholesale baking company. Both wholesalers had done considerable business with the bakery, so they helped finance the new business in order to insure themselves of access to quality products. In return, the two wholesalers carried only Manchester products. In 1902, work was completed on the original, two-story 25' x 40' factory. Within a few years, the company had become one of the largest employers in Sioux Falls and a third story was added to the factory. Business expansion required more space, so a three-story addition, designed by Joseph Schwarz, was built in 1909. In 1915, prosperity necessitated even more space and Joseph Schwarz was again commissioned, this time to design the seven-story addition that was built along the river. The post-World War II boom brought still more business to the company so in 1947, the original 1902 building was demolished and replaced by a five-story, \$200,000 structure that was finished in 1948. By 1949, the biscuit manufacturer employed over 350 people in Sioux Falls and had branch facilities in Aberdeen and Rapid City, South Dakota; Des Moines and Sioux City, Iowa; St. Paul and Rochester, Minnesota; and Fargo, North Dakota. The doors of the Manchester Biscuit Co. were closed in 1961 when the business was acquired by another company. Raven Industries purchased the complex in September 1961 and still uses the building to this day, manufacturing products ranging from hot-air balloons to missile components.

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PROPERTIES BEING ADDED TO THE DISTRICT

Parker Block
315 N. Main Avenue
MH SF SF CD 12
1890
Wallace Dow, architect

The Parker Block is a three-story, rectangular shaped, 44' x 80' commercial building with a flat roof. The Romanesque styled structure is constructed of brick and quartzite. The polychromatic facade is characterized by dark orange brick set in running bond with a purple colored, rock-faced quartzite used for the trim and the foundation. Distinguishing features include horizontal bandwork, round arches, and a tapered facade that appears to set out in front of the building. Except for the storefront display windows, all windows in the building are of a one-over-one double-hung variety. The primary facade consists of two storefronts that flank a central entrance, which accesses a stairway leading to the upper floors. The deeply recessed central entry is set between piers and leads to the upper floors of the building. The wider storefront bays contain large display windows and have recessed entrances located adjacent to the center bay. The walls and piers of the primary facade rest on a course of cut stone with drafted margins. A wood paneled signboard conceals the transom area above the bays. The upper stories of the facade have three equally sized bays with three windows in each bay. The second floor bays feature a Palladian-like window pattern, of large windows with fanlights, flanked by smaller windows. A thin quartzite sill band extends across the facade below the windows and a thicker lintel band extends above the windows. The lintel band is broken above the larger windows by roman arches. The facade tapers inward about 6" between the second floor window bands and is emphasized by quoins. Each third floor bay has three identically sized, tall, narrow windows topped by roman arches and fanlights. A continuous quartzite sill extends below the windows and a band of arches above the windows forms an arcade. A pressed tin cornice completes the facade. The cornice has a band of recessed rectangular panels, a band of corbelling, and an upper band divided into three equal sections. The cornice has a slightly projected center section that is inscribed with the word "Parker." The south wall, which has been stuccoed, features a stepped parapet. The rear wall has six segmentally arched, tall narrow window openings on each floor.

This was one of six buildings proposed by businessmen in 1889 to develop the area around the new courthouse. In that year, lumberman Joel W. Parker offered to put \$15,000 into a four story, 50' x 80' stone business block on Main Avenue, between Sixth and Seventh Streets for use as a hotel and store. As built, this Wallace Dow designed structure cost \$20,000 to construct and was only three stories in height, instead of four. Originally, the building contained two large stores on the first floor and offices and apartments on the upper floors. The first occupant of the building was the Sioux Falls Candy Company, which occupied the entire first floor. The candy company was established in July 1891 and employed twenty-two workers to make "all kinds of candy and fine confectionery for a general wholesale trade." Although it changed hands several times, the candy factory remained in the Parker Block through 1902. In 1907, the upper floors were taken over by the Artenberg Hotel, which later became the Grace Hotel and then the Hotel Royal. Later tenants of the store spaces include a blacksmith shop, two printing presses, a cigar store, and grocers. A building containing concrete block manufacturer was erected behind the Parker Block in 1925 and razed in 1990.

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Nolen & Ulven Block
319 N. Main Avenue
MH SF SF CD 13
1926

The Nolen & Ulven Block is a three-story, rectangular shaped, 44' x 100', Commercial Style building, with a one-story 44' x 30' cement block rear addition. The building has an interior structural system of concrete columns on the first floor and wood posts on the upper floors. The principal façade (east) is constructed from raked brick, while the rest of the walls are common brick. The façade has a recessed center entrance and two storefront display windows on the first floor. During a 1940s remodeling, the first story was "modernized" and given a Moderne look. A blackish-green marble veneer was applied to the facade, aluminum framed storefront windows were installed, and a polished metal canopy with rounded corners was installed over the entrance. In a still later remodeling project, the first floor transom windows were covered by a wood paneled signboard and the facade was painted. The upper stories have four bays, two wide bays flanked by narrower ones. Each upper story bay has a large window opening with soldier brick lintels and rowlock brick sills. In the 1940s remodeling, the upper story windows were filled in with glass block a small awning window was installed. A large span of basketweave decorates the cornice. A stone panel inscribed with "Nolen Ulven 1926" is located in the center of the basketweave.

Plans for this building were first announced in the January 1, 1926 issue of the Argus-Leader, which showed an architect's rendering and described the building as a two-story, \$25,000 structure. The prosperous economic times of the 1920's must have enticed Nolen and Ulven to erect an even bigger structure than what they had originally envisioned, since it was actually built as a three-story, \$30,000 structure. The commercial block was named after its owners, G. G. Ulven and G. W. Nolen, business partners who co-owned the G. & G. Rug and Furniture Company. The business block was built to house the growing rug and furniture company, which occupied the building for thirty-five years, from 1926 through 1961. The building stood vacant until 1964, when the current owner and occupant, Maxwell Hotel Supply, moved into the building.

Randolph Block
320 N. Main Avenue
MH SF SF CD 14
1925

Individually listed in 1994

The Randolph Block is a rectangular shaped, Commercial Style building measuring 44' wide by 140' deep. The west (front) 70' of the building is two-stories in height, while the rear half of the building is one-story. The flat roofed building has a wood post structural system, concrete brick side and rear walls, a pressed red brick facade, and a stone and concrete foundation. The walls are laid in a running bond. The second story of the facade has four evenly spaced and identically fenestrated window openings. The openings have soldier brick lintels, rowlock brick sills, and paired, double-hung one-over-one windows. The four openings in the first floor of the front facade are treated differently from those on the second floor. The three southern bays, the main entry and two large storefront display windows, are evenly spaced and equally proportioned. The northern opening is smaller and narrower, and contains a slightly recessed door that is topped by a large transom window. The main entrance is more deeply recessed and has sidewalls set at an angle to the façade, forming a V-shaped entry. The storefront display windows are topped by a transom window composed of a grid of small Luxor glass squares arranged in a pattern that is 7 squares tall by 28 squares wide. The decorative brickwork on the building's parapet includes a large rectangular panel formed by slightly projected header bricks that is subdivided into smaller rectangles and which contains a stone panel inscribed with the word "Randolph." Brick corbeling is located above the rectangular panel on the parapet. In 1995, the building underwent an extensive rehabilitation, at

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which time stucco was applied to the south and east walls, the original windows were replaced with similar looking modern windows, and eight window openings and a door were punched into the first floor of the south facade.

This building was built for Dr. Fredrich Randolph, a prominent Sioux Falls dentist. Randolph obtained a building permit to construct the \$30,000 building in May 1925 and it was completed in 26 days later. The building was leased to the Sioux Falls regional office of the U.S. Veterans Bureau. The fireproof construction of the building constituted the principal reason for the Veterans Bureau move into the building. The Veterans Bureau used the first floor for offices, the second floor for a clinic and additional office space, and the basement for storage. The Veterans Bureau remained in the building only a few years and by 1928, Goodyear had moved into the structure, occupying it through 1932. Later tenants included Pill Brothers (wholesale paper), 1933; Council Oaks Storage (grocer), 1937-37; Furniture Exchange (second hand dealer), 1941-46; Sears (wholesale), 1950-57; and South Dakota Engraving, which occupied the second floor from 1929 until 1958. The Salvation Army had its offices in the building from 1959 until 1994. Since 1995, professional offices have occupied the structure.

King of Clubs Building
305 N. Phillips Avenue
MH SF SF CD 36
1949

This is a simple, Moderne inspired building that measures 44' x 150' in size. The front (east) 59' of the building is two stories in height, while the rear of the structure is a single story. The building has concrete block side and rear walls, and a tan colored brick veneer facade set in a running bond. Similar to many theater designs, the principal façade of this building has a central entrance leading to a central lobby, and two small shop spaces flanking. The center bay contains a set of double doors flanked by sidelights. The storefront bays contain display windows, with slightly recessed entrances located to the outside of them. The building has three one-over-one single-hung windows equally spaced across the second story. Three slightly projected rowlock string courses span the façade, two between the first and second floors and one just below the parapet. Brick dentil work and a course of stretcher brick coping completes the parapet. The side and rear walls of the building were stuccoed in the 1980s.

Referred to as the "King of Clubs Building" in an Argus-Leader article, this is the last historic building to be constructed in the district. The structure was built with a large open space in the back, for use as a bar/dance club. Upon the building's completion in 1949, the King of Clubs and the Imperial Liquor Store occupied the street level of the building, and Bob's Floor Covering leased the second floor. Businesses in the building changed on an almost yearly basis, partly reflecting the declining importance of downtown. The King of Clubs was replaced by another club in 1951, Bob's Floor Covering was gone by 1952, and Imperial Liquor moved out of the building in 1954. Later tenants of the building included a dressmaker, a sod company, a travel agent, and several other bars, including the Cabana Club, 1955-62.

Orpheum Theatre
315-319 N. Phillips Avenue
MH SF SF CD 37
1913
William Snitkey, contractor

Individually listed in 1983

The Orpheum is a two-story 66' x 150', rectangular shaped building, that increases to three-stories in height in the rear of the building where the stage is located. The theatre incorporates elements of the Prairie style and Neo-Classical Revival in its design. The facade of the building is constructed of a polychromatic, light-gray colored terra cotta block that resembles marble.

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The symmetrical facade is articulated into three bays. The central bay contains a recessed entry with two sets of paired doors. The entry is protected by a canopy suspended from the wall. Slightly projected pilasters separate the central bay from the side bays and they extend beyond the top of the parapet. These pilasters contain display cases at street level and some rectangular patterns in green and yellow near their tops. The flanking bays contain small storefronts that are slightly recessed from the facade. These storefronts have recessed entrances, large display windows, and transom windows. Small apartments were located above the two shops on the second floor. The second story has three bays with three one-over-one double-hung ribbon windows that are separated by thin terra cotta mullions in each bay. A vertical mounted wall sign is located above the second floor windows and has the word "Orpheum" spelled out on it in small light bulbs. The parapet is arched above the center bay of the facade and has the word "Orpheum," molded into it in raised letters. The side bays have straight topped parapets and large, yellow rectangles on them. The side and rear walls are of brick construction and were stuccoed in 1975. Second floor exits are located on the sides of the structure and exit towards street. A stucco-clad 30' x 50' addition was built near the alley, on the north side of the building in 1978. The lobby has marble wainscoting and tile floors. Decorative murals accent the ceiling and frieze of the lobby and auditorium. The theater originally had a capacity of 1,000. Subsequent remodeling has reduced that number to 780. The theatre has undergone several restorations including one by J. J. Liebenberg, a famous Midwestern theater architect from Minneapolis, in 1927 and a 1975 rehabilitation designed by the Spitznagel Partners of Sioux Falls.

The Orpheum is the oldest extant theatre in Sioux Falls. The theater was built for the Solari Bros. in 1913 at a cost of \$63,200. The theatre opened on Thursday, October 2, 1913 as a vaudeville theater. The October 3, 1913 Sioux Falls Journal heralded the theater by saying "First and foremost of all, it is absolutely fire-proof, not as to the walls, but the interior furnishings as well, and furnishings excepting as to the upholstery on the seats." Tickets for the opening night cost \$5 each and were sold by local businessmen. Opening night acts included "An Evening in Honolulu," featuring vocalists, instrumentalists, and dancers; White's posing animals; two different comedy acts; and the Orpheum Concert Orchestra. In 1919, the theater was sold to Finklestein and Reuben, a major, theater management firm. It is surmised that at that time J. J. Liebenberg, who designed many commissions for Finklestein and Reuben, did work on the building. Tenants of the small shop spaces have included a confectioner, several grocers, some clothiers, and a barber. The Orpheum remained in use as a vaudeville house until 1927 when it was sold to Minnesota Amusement Co., who converted it into a second run and B-movie theater. The building slowly declined into disuse until it was purchased by the Sioux Falls Community Playhouse, which restored the theater and still uses it today.

Van Brunt Building (Rock Island Plow Co.)
300 N. Phillips Avenue
MH SF SF CD 39
1906

This is a three-story, rectangular shaped, 66' x 132', brick and stone Commercial Style building with a flat roof. The street facing (west and south) facades are constructed from a cream colored brick. The foundation and non-street-facing walls are built from coursed quartzite rubble that is pinkish-purple in color. The building's storefront spans the west facade and part of the south facade. The primary (west) facade has four bays, three storefront display windows and a recessed corner entrance. The large display windows have iron lintels and stuccoed panels below the sills. The main entrance is recessed from the southwest corner of the building. A freestanding brick pier supports this corner of the building. A corrugated metal sign band conceals the transom area above the storefront. The second and third floors of the street facing facades have paired, segmentally arched window openings with concrete sills. Continuous sill courses extend below these window openings. Additional string courses are located near the top of and just above the third floor windows. The top string course arches over the windows. The parapet is flat and has lost its original small, pressed metal cornice and large metal sign band. The south facade continues the ornamentation of the principal facade. This wall has ten bays, with four storefront bays on the west. To the east of the storefront bays are four bays with slightly smaller window openings. The two eastern most bays have had small openings that have been bricked-in. The

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second and third floors of the south facade continue the ornamentation and window opening style found on the principal facade, although only every other bay has window openings. The parapet on this wall has been rebuilt and now has six steps in it. All second and third floor window openings have been either bricked-in, filled with glass block, or had smaller windows installed. The rear (east) wall has four bays with two loading dock doors and two arched windows on the first floor, and two segmentally arched window openings are located in the center bays on the second and third floors. A galvanized metal elevator penthouse is located on the roof, near the rear of the building and a 19'6" x 66' wood loading dock is located at the rear of the building. The north wall is windowless and has a stepped parapet.

This building was built in 1906 by Henry Van Brunt to house his expanding buggy and vehicle business. When completed, VanBrunt's buggy and vehicle business shared the building with the Rock Island Plow Co. The Rock Island Plow Co. was an agricultural implement manufacturer and dealer founded in Rock Island, Illinois. They were a tenant in the building until 1932. Later tenants of the building included the Henry Field Co. department store, 1932-37; a grocery store called the Economy Center Market, 1938-47; Red Owl Store #8 and Golden Rule Bakery, 1948-53; Graybar Electric Co., a electric surplus wholesaler, 1954-74; and the Dey Appliance Co., a commercial appliance distributing firm, from 1978 until the present.

Waples Block (Van Brunt Building)
226-34 N. Phillips Avenue
MH SF SF CD 86
1885
Wallace Dow, architect

The Waples Block is a two-story, rectangular shaped commercial building with a flat roof. The structure is 111' 6" wide, 61' deep, and has a contemporary 111' 6" x 13' 6" one-story addition extending along the rear (east) of the building. The building is constructed from rock-faced pink quartzite set in random ashlar pattern. The building has five bays across its principal facade (west), which further subdivided into three segmentally arched openings separated by cast iron columnettes (now sheathed by wood). Rosettes are located on the top of the columnettes and on panels set under the arches. Each bay was originally divided into a central entry flanked by display windows however, only the center bay retains this configuration. All other bays have been filled in with weatherboard and smaller windows. A reddish-pink continuous sill course delineates the second floor. The second floor has tall, narrow segmentally arched window openings centered above each first floor opening, with modern one-over-one double-hung windows. The facade is completed by a simple parapet that is raised above the center bay and that is capped by a contemporary concrete coping. The north facade was modified circa 1909 when a garage door and storefront openings were put in the wall. The second floor has four segmentally arched window openings, with modern one over one double hung windows. The post- 1924 addition to the rear of the building has a garage door on its north end, an entrance centered on the east, and its roof is covered by a deck. The west wall of the Waples Block, which has been stuccoed, contains twelve irregularly spaced segmentally arched openings on the second story. The south wall is constructed of coursed rubble and is unadorned except for a pair of second floor windows that were filled-in early in the building's history.

Built for a cost of \$18,000 in 1885, the Waples Block is the oldest extant building in the district. The business block was built as a speculative venture by lumberman Robert C. Waples, since it was constructed mid-way between the center of downtown Sioux Falls (9th and Phillips) and the Milwaukee Road Depot at Fifth and Phillips. This fact accounts for the high turnover rate among tenants, since it was located too far away from the commercial core of downtown Sioux Falls. During its more than a century of existence, the building has been used for a number of different functions ranging from residential apartments, to wholesalers, carriage and implement dealers, printers, dressmakers, saloons, and cigar shops, to professional offices, manufacturers, an auto

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parts store, a post office, bus depot, and a college. The first occupants of the building were a printer, a cigar factory, an undertaker, a dressmaker, a doctor's office, and a saloon. In 1913, William Van Brunt purchased the building and renamed it the "VanBrunt Block." William used part of the building to house a parts store for his automobile dealership, the Van Brunt-Bleeg Co. The building housed the city bus depot from 1925 until 1935, and the U.S. Post Office's commercial station from 1930 until the 1980s. The building now houses Kilian Community College.

Sears, Roebuck & Co. Farm Store
324 N. Main Avenue
MH SF SF CD 96
1946

This is a one-story, brick faced, Moderne styled commercial building that is 88' wide, 140' deep, and has an interior structural system of iron columns. The building has a symmetrically fenestrated, five bay facade, arranged in a 4-3-2-3-4 pattern. The central bay contains a recessed entrance bay that is flanked by sidelights set at an angle to the facade, forming a V-shaped entry. The brick piers between the bays of the facade rest on two courses of rough-faced quartzite while the aluminum framed windows sit atop pinkish-black colored, granite panels. The facade door and window openings have unusual lintels consisting of interlocked soldier bricks. The very simple cornice consists of single courses of headers, soldiers, and rowlock, with a concrete coping cap. The rear of the building has two sets of paired overhead type loading doors, four windows, and a modern 10' x 12' enclosed loading dock. In 1985, this building and the adjacent Willey-Williams Building were renovated. At that time, a garage door that had been originally located in the northern most bay of the facade was reinstalled three bays to the south. The northern three bays were converted into office space and a secondary stairwell was built on the north end of the building, to provide secondary access to the upper floors of the Willey-Williams Building. The southern two bays of the building were converted into a garage and the buff-colored brick facade was painted a dark red color, to more closely resemble the Willey-Williams Building.

This structure was built by the Henry Carlson Co. in 1946. The design of this structure reflects the influence of the automobile on the design of downtown commercial buildings. Its low, wide storefronts with wide windows allowed for greater visibility from moving automobiles, compared to the narrower window widths of its older neighbors. This building is an excellent example of the transitional step between late "downtown" commercial structures and early strip malls that first appeared in Sioux Falls in the following decade. The structure was built for Sears, Roebuck, & Co., who used the building to house its farm store. Stating in 1955, the northern most bay of the building was listed in city directories as the Sears, Roebuck, & Co. Service Station. The Sears, Roebuck, & Co. farm store remained in the building through 1960. The building stood vacant for part of 1961 before becoming a baking company by 1962.

DeKalb Building
522 N. Main Avenue
MH SF SF 103
1944

The DeKalb Seed Co. is a simple, nearly unadorned, one-story, building measuring 88' wide by 150' deep. The concrete block structure features pilastered sidewalls (north and south), an arched roof supported by wood trusses, and a brick veneered facade. The rustic blonde colored brick is set in a running bond. The facade is symmetrically divided into three bays. The center bay originally contained a single, large overhead door that allowed trucks to enter the building. This opening was converted into the principal entrance of the building in a 1985 renovation project and the garage door was replaced by a pair of aluminum-framed glass doors. The two identically treated outer bays each have a large storefront window opening and a smaller door

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opening. The openings have angle iron lintels and rowlock brick sills. A slightly projected brick rectangular form spans the facade above the three entrances and contains a large sign. A large sloped parapet topped by a concrete cap conceals the building's arched roof. The rear wall contains eight windows and has a stepped parapet that rises at 12' intervals towards the center of the building. The pilastered concrete block side and rear walls were sheathed by stucco during the 1985 renovation.

Although this plain building lacks significant ornamentation, it is a rare example of a structure that was constructed during World War II. This fact accounts for the building's relatively spartan appearance. Building materials were at a premium during World War II and nearly impossible to obtain since most were being rationed by the government. Consequently, new construction virtually came to a halt during the war effort, making this building quite rare. The DeKalb Agricultural Association or as it is now called, the DeKalb Seed Co., was the first business to be located in the building. DeKalb, a hybrid seed dealer, vacated the building in 1948. From 1950 through 1955 the plumbing supply firm known as the A. Y. McDonald Manufacturing Co., was housed in this building. Daniels-Olson Building Products occupied the building from 1957 until 1962. In 1963, the building was subdivided into smaller spaces to house several smaller firms.

Standard Oil Company Garage
512 N. Main Avenue
MH SF SF SD 104
1919

The 44' x 52' one-story, rectangular shaped, brick industrial building was originally designed to house office space in the western third of the building and garage space in its eastern two-thirds. The building has a poured concrete foundation and walls built from a dark, reddish-maroon glazed brick set in a running bond with deeply raked joints. A parapet wall delineates the types of spaces in the building. The parapet wall extends around the building, except for the eastern two-thirds of the south facade, which differentiates the garage space from the office space and allows for drainage off the shed roof. The parapet has four corbel courses (three stretcher and one rowlock) topped by six regular courses and concrete coping. A series of basement and first floor windows are arranged in equally spaced vertical columns on the south and west facades of the building. The basement windows which are now covered with plywood, contain horizontally arranged lights, while the first floor windows are an unusual eight over four pattern pivot windows, with the upper sash being the pivoting sash. The south facade of the building contains one bay of windows, an entrance door, and the parapet wall on its western third. The eastern two-thirds is devoid of the parapet wall and contains an 18' wide over-head garage door. The east facade has three large ribbon-like windows. The north facade has been sheathed with 1" thick stucco panels. The building also has a very distinctive tall chimney with iron ladder rungs built into it.

Standard Oil received a building permit in early May of 1919 to construct this structure to house a garage and some office space. The structure, which cost \$10,500 to erect, served in its original capacity as a garage and office until Standard Oil moved to a new facility in late 1944. Since that time, the building has mostly been used for storage.

Goodwill Industries Addition (non-contributing)
312 N. Phillips Avenue
MH SF SF CD 117
ca. 1920

The historic rear portion of this building is a one-story concrete block structure with a flat roof and a poured concrete foundation. The walls of the 45' wide by 50' deep structure are laid in running bond. A ten light window is located in the center of the rear wall and is flanked by two overhead style loading doors that originally were used for loading rail cars. The exposed south wall is

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windowless and has been stuccoed. The newer (1990) front portion of the building is a one-story, flat-roofed, concrete block structure 45' x 53' in size. The walls are set in a stack bond. A metal panel is located above the recessed loading dock. The front of the structure has a set of double doors accessed by a sidewalk, two loading dock doors and an entry door in the recessed portion of the docking area.

In 1887, Nobel & Johnson, a cracker manufacturer, erected a three-story, commercial building on this site. The cracker company was replaced by a produce (fruit) wholesaler in 1889. During the era in which the extant rear addition was built, the building was a fruit wholesale house. The 1887 building was demolished in 1976, leaving the ca. 1920s structure intact. In 1990 Fiegan Construction designed and built the \$132,000 enclosed loading dock on the front of the building for Goodwill Industries, who occupied the former Montgomery Ward Farm Store Building. The building is non-contributing due to the loss of the 1887 structure and its replacement by later construction.

Montgomery Ward Farm Store
320 N. Phillips Avenue
MH SF SF CD 118
1948, 1978
Navy Investment Co., builder
James M. Duffy, architect (1978)

Aluminum-framed ribbon windows and a blonde colored brick facade characterize this one-story, flat roofed, 88' wide by 150' deep, Moderne styled commercial building. The principal facade (west) is set in a variation of a Flemish cross bond. The flat-topped parapet is adorned with a course of rowlock brick and is crowned by concrete coping. Both storefronts contain their original large square window lights separated by thin mullions. A recessed entrance bay separates the two storefront bays of ribbon windows. The recessed entry has side walls set at an angle to the to the facade, forming a V-shaped entry. The bay contains two door openings with wood-framed doors and transom windows. The southern bay of the facade originally contained a large garage door that was bricked-in in 1978. The rear of the building is constructed of orangish-purple pressed brick set in a common bond. This wall has a centrally positioned 10' wide garage door, with two nine-light windows located south of it and three smaller windows north of it. A sympathetically designed 40' x 150' non-historic addition, designed by Sioux City, Iowa architect James M. Duffy, was erected on the north side of the building in 1978. The addition was built from a similar, but slightly different shade of brick and has no openings except for a double door entry with sidelights located in one bay of the north facade. The addition continues the ornamental brickwork of the original structure and is further articulated by columns of stacked headers bricks located on either side of its expansion joints.

The building was constructed by the Navy Investment Co. for use as the Montgomery Ward & Co. farm store. The farm store remained in business at this location though 1968. In 1969, the building was acquired by Raven Industries for temporary use as its plant. By 1971, Goodwill Industries' second hand store had leased the building and remained in it through the mid-1990s. In 1974, the 1912 streetcar barn that was located on the lot north of this building was razed. In 1978, the addition to this building was constructed where the car barn once stood.

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Nebraska Moline / Dakota Moline Plow Co. Building
600 N. Main Avenue
MH SF SF ID 036
1903, 1914
Joseph Schwarz, architect

This building is a three-story, flat roofed, brick, Commercial Style building, with a quartzite foundation and measures 89' wide by 136' deep. The dark orange brick of the south, east, and west walls are laid in a running bond, while the north wall is set in a common bond. The walls have a complex fenestration pattern of vertically aligned, tall, segmentally arched window and door openings. The principal facade (west) has five bays divided into a 3-2-2-1-2 fenestration pattern. A large entry is located on the first floor of the one-opening wide bay. Two courses of corbeling are located just above the third floor window openings. A sign band is located near the top of the façade and is capped by additional corbeling. The south facade has an even more complex fenestration pattern, with sixteen openings on the second and third floors. The first floor has two large window openings at the front of the building, five windows that are the same size of the upper story windows, and two large loading dock doors. A 16' wide by 104' long quartzite loading dock extends along this side of the building. The loading dock is protected by a corrugated metal shed roof that is supported by iron columns. The eastern two-thirds of the parapet is stepped down from the principal facade and it was reconstructed after the fire. The rear facade has two 12' wide railroad car access doors and seven small windows on the first floor, and nine window openings on each of the upper floors. A corrugated metal penthouse, housing elevator hardware, is flush with the rear wall. The upper floors of the north facade contain four, two-over-two, double hung windows. The building was subject to over \$30,000 worth of work in 1914 which included the removal of slightly projected string courses located above the window openings on the principal facade and the western third of the south wall.

Designed by Joseph Schwarz, this building, which cost about \$13,000 to construct, was erected for the Nebraska Moline Plow Co., a Moline, Illinois based agricultural implement dealer. Nebraska Moline Plow had a dealership in Sioux Falls for several years before it built this structure in 1903. The firm moved into the building in 1904 and was more appropriately renamed the Dakota Moline Plow Co. in 1906, and given title to the property in 1908. The building caught fire in late 1913 or early 1914 and in 1914, the building's owner, Herbert DuPuy of Pennsylvania, expended \$32,214 on its reconstruction. During the reconstruction of the building, protruding brick detail work that appear on the primary facade of the building in a 1907 photograph were lost, and several window openings were reconfigured. The building was the home of the Dakota Moline Plow Co. from 1904 until 1922, when it was taken over by the New Moline Plow Co. From 1923 through 1931, the building housed a number of different tenants, including the New Moline Plow Co., 1923-25; Dempster Mill Manufacturing Co., maker of pumps and windmills, 1925-28; the Moline Implement Co., 1926-29; Brooks Bros. Farm Machinery Co., 1929-31; Minneapolis Moline Power Implement Co., 1930-31; and several other short lived implement companies. In 1932, the Larson Hardware Co. purchased the building and the building served as the Larson Hardware for over fifty years, from 1932 into the early 1980's.

Tri-State Creamery Building
534 N. Main Avenue
MH SF SF ID 037
1917-18

Tri-State Creamery is a rectangular shaped, two-story, 44' x 150', brick Commercial Style building. The principal (west) facade is pressed brick laid in a stretcher bond with raked joints, while the other walls are of orange common brick construction set in common bond with concave joints. The building has a flat roof and a post and beam structural system. All of the building's

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second story openings have rowlock sills, segmental arches, and contain one-over-one double-hung windows. The principal facade has four bays, three equally sized display window openings and a narrower entry bay on the first floor. There are four equally sized and spaced window openings on the second story. The first floor display windows are large, nearly rectangular openings that are slightly taller than they are wide, and feature brick sills set in rowlock and flat iron lintels. The entry bay is slightly narrower and has an entry door topped by a large transom and is not as tall as the display windows. The windows on the second story of the facade are smaller than the first floor openings and are aligned with the right edge of the first floor windows. The facade's ornamental brickwork consists of a row of basketweave brickwork, a row of corbeling, a three-course water table, and a course of rowlock bricks that cap the parapet. On the north facade, there is a series of six sets of paired windows and a door between the third and fourth bays on the second floor. The openings on the first floor of the north wall originally had ten large openings spanned by segmental arches that allowed freight to move in and out of the building. Most of these doorways have been altered or filled in. The rear wall of the building has four window openings on the second floor and two windows and a large door opening on the first floor level. A 5' wide concrete loading dock also extends along the eastern 130' of the north wall.

Construction of the Creamery Building began in 1917, and was completed in 1918. It was designed to house the offices and plant of the Tri-State Creamery Company's operations in Sioux Falls. The \$13,000 building was owned by Tri-State for nearly a decade, until it was replaced by the Pioneer Creamery Company in 1927. In 1931, Pioneer Creamery was taken over by the Beatrice Creamery Co., a large Midwestern creamery company founded in Beatrice, Nebraska. Beatrice Creamery, which became Beatrice Foods in 1946, is now a large international corporation, with headquarters in Chicago. Beatrice Foods used this building as their Sioux Falls plant until 1954. The building was then acquired by the Sioux Valley Co-op Milk Producers Association in 1955 and used by the cooperative for many years.

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PROPERTIES TO BE REMOVED FROM THE NATIONAL REGISTER

Mills Streetcar Barn
413 N. Main Avenue
1913
razed, 1987

Frank Moody Mills had this building constructed for his traction company headquarters and it served that function until the company went out of business in 1929. The building measured 88' x 150' in size. The structure had a brick facade with large window openings and the remaining walls were of coursed rubble construction. Three-fourths of the structure was designed to house the company's trolley cars, while the remaining two-story portion provided office space. This building was listed as a contributing property in the original nomination, however, it was demolished in 1987 to create more parking for the museum located in the old courthouse building.

S.F. Blauvelt Building
433 N. Main Avenue
1890
razed, 1987

Designed by Wallace Dow as a warehouse, this building was constructed of brick and had quartzite trim. The building was one of the six proposed in the 1889 Argus-Leader story describing plans to develop the area around the new county courthouse. The building was an early interpretation of the commercial style, with a tripartite form. The first floor had large, storefront display windows and the upper stories were vertically oriented with stacked windows. The building had a large, metal cornice and checkered brickwork in its spandrels. Included in the original nomination, the building was torn down in 1987 to create more parking for the Old Courthouse Museum.

Costello Building
434 N. Main Avenue
1889, 1927
razed, 1994

R.M. Bennett built a three-story, buff colored brick wholesale hardware warehouse on this site in 1891. It was one of the buildings proposed in the Argus-Leader in 1889 to help develop the area around the soon to be built courthouse. In the early part of this century it housed the Dempster Mill Manufacturing Company, which burned in 1927. In that same year, owner Tom Costello built a two-story, brick, commercial style structure to replace the earlier one. The building had large showroom windows on the first floor and paired double hung windows on the second floor. The building also had later additions that added to it on the east and south. This building was listed in the original nomination for the district in 1983, however, it was razed in 1995, to create more parking for the redevelopment of the Jewett Bros. & Jewett Warehouse.

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SECTION 8

STATEMENT OF SIGNIFICANCE

The Old Courthouse and Warehouse Historic District is significant at the state and local levels under Criterion A for its association with commerce, entertainment/recreation, industry, politics/ government, and transportation; and under Criterion C for architecture. The district contains 33 properties, including 30 contributing and 3 non-contributing properties. The district's period of significance is 1885-1949.

The enlarged Old Courthouse and Warehouse District contains 33 properties, including 30 contributing and 3 non-contributing properties. Eighteen of these properties were included in the original 1983 district nomination, of which three properties are individually listed on the National Register. Thirteen properties, including two individually listed buildings, are being added to the district. Three properties are being removed from the district. The properties being removed are buildings that have been razed. All together, eleven properties are being added to the National Register of Historic Places.

REASONS FOR INCREASING THE BOUNDARIES AND THE PERIOD OF SIGNIFICANCE

The Old Courthouse and Warehouse District was listed on the National Register of Historic Places in 1983. Several events have taken place and new information has been uncovered since then, which has necessitated the reexamination of the district. The subsequent reevaluation has determined that both the boundaries and the period of significance for the district should be increased.

The boundaries of the district are being increased for several reasons. The original boundaries excluded several buildings that have been historically associated with the development of the district. Several buildings in the district have been razed, weakening the integrity of the district. The enlarged boundaries will strengthen the district. Further study has revealed that a significant amount of growth took place in the district in the years following World War II and the increased boundaries will include the properties that were erected during this final historic era of development. The boundary increase will bring two individually listed National Register properties into the district and the new boundaries will clarify the edges of the district.

PERIOD OF SIGNIFICANCE

The district's period of significance is being changed from 1887-1946 to 1885-1949. The original 1983 National Register nomination set the period of significance at 1887 to 1947, based on the construction of the first and last historically significant buildings in the district. Although the contributing Milwaukee Road mainline was completed in December 1879, the beginning date for the period of significance is being set at 1885 because the district no longer retains any historic fabric dating from 1879. The Milwaukee Road installed heavier rails on its mainline in the 1920s and all of the wood-framed commercial and residential buildings that existed in the district in 1879 have been replaced by more significant structures. Therefore, the beginning date is being set at 1885 to correspond with the construction of the Waples Block, which is now the oldest building in the district. The ending date for the period of significance is being increased from 1946 to 1949 for two reasons. Originally, the ending date was drawn at 1946 because it was believed that the final addition to the Manchester Biscuit Company was completed in that year. However, new research indicates that this structure was not completed until early 1947. Further study has also revealed that the district experienced a significant amount of growth in the years following World War II, and several new buildings were constructed. This is significant since most of the core area of downtown Sioux Falls saw almost no new construction and experienced more facade renovations. Since this growth impacted the district, the ending date for the period of significance is being extended to 1949. Therefore, the new period of significance is 1885 to 1949.

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Prosperity is usually reflected in new construction and the character of the district reflects the various stages of economic prosperity in Sioux Falls. There are five stages of development within the district's period of significance. The first era encompasses the years 1885-1893 and corresponds with the first boom period in Sioux. This period begins with the "Great Dakota Boom" and concludes with the onset of the Panic of 1893. The second era of development spans the depression of the 1890s and the subsequent years of rebuilding, leading up to World War I. The era is characterized by the largest and most steady period of growth in the district's history. The exuberant economic times of the 1920s characterize the third historic era of the district's history. The third period of development began around 1919 with the end of World War I and came to a halt with the stock market crash in October, 1929. The 1930s, which are earmarked by the Great Depression, constitute the fourth phase of the district's development. These years are identified by the WPA and PWA projects that were built in and around the district. The fifth and final historic period of development in the district spans the years 1944-1949. This last era includes the waning years of World War II and the prosperous post-war years.

HISTORY OF SIOUX FALLS

For nearly 1500 years, the falls of the Big Sioux River have been the site of human inhabitation. From approximately 500 to 800 A.D. the area was inhabited by a tribe of mound building hunters attracted by the high bluffs that overlook the valley. The bluffs provided these early native Americans with an ideal place to build well protected, fortified villages. Remnants from these people still exist in the form of large burial mounds, located several miles upstream from the falls in what is now known as Sherman Park. After 800 A.D., the valley was occupied by an agrarian society, considered to be the ancestors of the Mandan Indians.

The history of Anglo-American settlement in Sioux Falls dates to 1856 and 1857 when two competing land companies, the Dakota Land Company of St. Paul, Minnesota and the Western Town Company of Dubuque, Iowa, established town sites just south of the upper falls of the Big Sioux River, near the present day site of the Old Warehouse and Courthouse District. These companies were attracted by the falls, which held potential as a power source for milling operations. Few settlers arrived in these early years, but a few houses were constructed, including one that was built near the present-day site of the Milwaukee Road Passenger Depot.

Minnehaha County was established in April 1862 and was evacuated later that year, along with a large portion of southeastern South Dakota, after two settlers were killed by Indians in an attack that occurred just north of Sioux Falls. The hostilities were brought about by Native Americans, who were upset with the terms of land-cession treaties that were being forced upon them by the U.S. government. The threat of additional attacks made the area unsafe and settlers were evacuated to Yankton. All vestiges of the original town site were destroyed by the angered Indians. In 1865, Fort Dakota, a fifty square mile military reservation, was established on the site of the earlier village. Settlers started to return to the valley in 1866, although they could not settle on land encompassed by the fort.

Minnehaha County was reorganized in 1868. Early Sioux Falls resident and South Dakota's first senator, Richard Pettigrew realized how important it was for a developing community to be named a county seat. He knew that by securing the county seat, a town could establish itself as a regional center which would promote growth and prosperity. With this thought in mind, Pettigrew used his political influence to have the county lines manipulated to get Sioux Falls designated as the county seat for Minnehaha County.

In 1869 the military base was vacated and the following year the military reservation was made available for settlement. In August 1870, Dr. Josiah L. Phillips platted Sioux Falls, encompassing an area bounded by Sixth Street on the north, Phillips

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quickly as the Argus-Leader story promised. By the end of 1890, only two of the six proposed buildings, the S. F. Blauvelt Building at Fifth and Main (non-extant) and the Parker Block at 315 N. Main Avenue, had been completed. While the Blauvelt Building was three stories tall, as had been promised, it was built as a warehouse with office space. This deviated from Blauvelt's original plan to erect a building that would contain retail and office spaces, sleeping rooms, and a large social hall. The Parker Block was built as a three story building instead of the promised four stories. Willey & Williams and R.M. Bennett proceeded with their plans and completed new buildings in 1891, but both were only three stories tall. A.C. Phillips finally built the Law Block in 1892, however, it too was constructed as a three-story rather than four-story structure. It was fortunate that even these plans were completed, for the glow of optimism was dimming as the economy moved toward the onset of a severe economic depression in 1893. The structure proposed by the Baker Brothers of Nichols, Iowa was never built, due to the decline of the economy. This era came to a close when a major economic depression struck the nation in 1893. The Panic of 1893 proved to be severe depression and it took the country many years to recover from it.

2ND STAGE OF DEVELOPMENT

The second historically significant era of the Old Courthouse and Warehouse District spans the years 1894-1917. The era is bracketed by the Panic of 1893 and the outbreak of World War I in 1917. This era is characterized by a relatively slow period of development in the years 1894 through 1908 and by relatively steady growth in the years 1909-1917. The peak growth-year of this era was 1909. During this time frame Sioux Falls became a regional grocery wholesaling and agricultural implement distributing center, with most of these activities being based in and around the Old Courthouse and Warehouse District, with its important rail connection. As the nation prospered during the 1910s, many Sioux Falls residents started to acquire more discretionary income that they could spend on entertainment, which is why the district also developed into an entertainment center in the this era.

Sioux Falls was fortunate to not be as severely affected by the Panic of 1893 as many other cities, and most other parts of the country. One factor that helped minimize the depression's effect on the city was the state's liberal divorce laws. Prior to South Dakota becoming a state in 1889, the territory had a short 90-day residency requirement. The short residency period made Dakota Territory appealing to easterners who sought a quick and quite divorce. As a result, Sioux Falls became known as "the divorce capital of the nation." When South Dakota was granted statehood in 1889, the residency requirement was extended to six months. This fact combined with the state's prohibition law, enacted in 1887, curtailed the divorce industry for several years. The divorce business slowly return to Sioux Falls after 1893, as other states began to stiffen their divorce laws. Easterners who could afford to come to Sioux Falls during the height of a depression to obtain a divorce brought their wealth with them. The money these wealthy easterners spent on lodging, dining, entertainment, shopping, and attorney's fees helped to minimize the depression's affects on the city. The divorce business finally came to an end in 1908 when the state increased its residency requirement from six months to one year. The country had finally recovered from the depression by this time and was in the midst of another era of economic prosperity. Thus, while the city lost its divorce industry, the strengthening of other sectors of the city's economy more than offset this loss.

Although economic hardship overtook Sioux Falls and the rest of the nation in 1893, the divorce business spurred some new building activity in the district, at a time when the rest of the city experienced virtually no new construction activity. The district's second era of development began around 1894 when the C.M.&StP. Railroad built new, stone passenger and freight depots to replace its original 1881 wood-framed combination depot. The railroad also spent another \$25,000 that year to expand its rail yard and facilities in the district. These projects were in part an attempt by the railroad to catch up with the rapid growth of Sioux Falls during the 1880s and also an attempt to accommodate large number of easterners who were riding the rails to Sioux Falls to get a divorce. The new depots and rail yards were the only significant new construction projects in Sioux Falls during the mid-1890s in the years following the Panic of 1893.

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Sioux Falls finally started to recover from the throes of the depression in 1898. Although the city's retail trade started to improve in the late 1890s, the city only grew by 89 people between 1890 and 1900. As prosperity returned, Jewett Bros. & Jewett built a new grocery warehouse in 1899 on the southeast corner of Fifth and Phillips. A January 1900, Argus-Leader article confirmed the city's rebound from depression. Population growth, it reported, was so rapid that housing was in short supply. "The vacant store rooms have likewise filled and the streets which two or three years ago were almost deserted are now busy with trade." Many new businesses were established in Sioux Falls in 1899, including five wholesalers. One of the new distributors, Andrew Kuehn, located his grocery operation in the Blauvelt Building at Fifth and Main when Jewett Bros. & Jewett moved into their new warehouse. Two years later, an article in the Argus-Leader said that Sioux Falls contained "twenty-three jobbing houses" that employed "269 people in the house and 78 on the road." These wholesalers had done over four million dollars of business in 1901, which the Argus-Leader termed "magnificent. . . when it is considered that the wholesale business of this place has just begun." With the success of the wholesale houses, the two largest firms, Jewett Bros. & Jewett and the Andrew Kuehn Company, convinced L.D. Manchester to move from Luverne, Minnesota to Sioux Falls, to establish a wholesale baking company that could manufacture products for the two wholesale houses.

In 1903 Andrew Kuehn built a new warehouse on the northwest corner of Sixth and Phillips Avenue. Andrew Kuehn was replaced in the Blauvelt Building by the John Deere Company. The Nebraska Moline Plow Company, which became the Dakota Moline Plow Company, also built a new warehouse on the northeast corner of Fourth Street and Main Avenue in 1903. Apparently, the economy subsided somewhat after 1903, since several contemplated additions to warehouses did not materialize. For example, Jewett Bros. & Jewett announced plans to add to their building in 1902 and again in 1903, however, in neither instance did construction occur.

Construction activity in the district revived in 1908-09. For the most part the new construction resulted from the community's population and business growth, which demanded newer and larger facilities. By 1909, the John Deere Plow Co. had outgrown the Blauvelt Building, so it erected a large, new warehouse on the northeast corner of Sixth and Main, directly east of the courthouse. In the same year, the Manchester Biscuit Co. built the first of several additions to its original factory and Jewett Bros. & Jewett finally constructed the long delayed addition to their warehouse. In 1910, International Harvester Co. moved from inadequate quarters on Seventh Street into its new warehouse on Sixth Street, north of the Manchester Biscuit Company. Also in 1910, the Jones Seed Company constructed a new elevator-warehouse on the east side of Phillips Avenue between the Jewett Bros. & Jewett and Andrew Kuehn warehouses.

Three non-warehouse structures were erected in during 1912. In early 1912, the Merchants Hotel burned to the ground and was replaced by the Albert House Hotel, which opened on December 31st. Minnehaha County built a new jail just west of the courthouse and a streetcar barn (non-extant) was constructed between Sixth and Seventh Streets on the east side of Phillips Avenue. The year 1913 continued the building boom in the district. In that year, Parlin, Orendorff, & Martin Implement Co., machinery wholesalers, built a warehouse (non-extant) on the west side of Phillips Avenue between the Jones Seed Company building and the Andrew Kuehn Warehouse. The Solari brothers built the Orpheum Theatre on Phillips Avenue, south of the Albert Hotel, and the Sioux Falls Traction Company completed a new car barn (non-extant) between the courthouse and the Blauvelt Building on north Main. The building boom began to subside somewhat after 1913. In the spring of 1914, the Dakota Moline Plow Company Building suffered a major fire, but it was rebuilt later that year. A major addition to the Manchester Biscuit Company was the only new construction in 1915. The International Harvester Warehouse caught fire in early 1916, however, it was fully repaired by the end of the year. The Coliseum and Tri-State Creamery Building were both constructed in 1917, on the eve of World War I. This era came to an end in 1917, as American turned its attention towards winning the war.

3RD STAGE OF DEVELOPMENT

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The third era of development in the Old Courthouse and Warehouse District encompasses the exuberant economic times of the "Roaring 20s." The era began around 1919 with the conclusion of World War I, and ended with the stock market crash in late 1929, which sent the country into the grips of the Great Depression. In terms of South Dakota historic contexts, the period between 1893 and 1929 is combined into one era entitled "Depression and Rebuilding." This is done because the 1920 pick up almost where the 1910s left off. However, this does not accurately represent the development that took place in the Old Courthouse and Warehouse District. In the decade prior to World War I, buildings constructed in the district were generally large scale, three and four-story structures containing showroom space on the first floor and warehouse space on the upper floors. In the decade following World War I, the burgeoning building activity in Sioux Falls turned its focus to new residential construction. Consequently, structures built in the district during the 1920s are generally much smaller in scale, usually only one or two stories in height, and are more commercial in character than the large edifices built during the 1910s. The first new construction project in the district was the Standard Oil Garage, built in 1919. No new buildings were constructed in the district between 1920 and 1923. Building activity was revived between 1924 and 1927 however, when additions were built onto the Consolidated Tank Line Building, and a gas station (non-extant) was built next to it. The Randolph Block was completed in 1925, the Nolen & Ulven Block was erected in 1926, and the International Harvester Showroom and the Costello Building (non-extant) were constructed in 1927. No more new building activity took place in the district before the stock market crash in 1929. It would be another five years before any significant new construction would occur in the district.

4TH STAGE OF DEVELOPMENT

The years 1930 through 1941 are earmarked by the Great Depression. All across the Midwest and the Great Plains, the years of the Great Depression were characterized by low farm prices, stagnant growth, and almost no new building activity. The depression's affect on construction in Sioux Falls was significant. In October 1929, the month when the stock market crashed, nearly \$2,000,000 worth of building permits were issued in Sioux Falls. That number dropped to less than \$2,000,000 for all of 1931 and fell to less than \$250,000 for all of 1933, the worst year of the depression. Sioux Falls was fortunate in that for a city its size, it seemed to have more than its share of Public Works Administration (PWA) and Works Progress Administration (WPA) projects. A total of eight different WPA and PWA projects were completed in Sioux Falls between 1933 and 1937, keeping large numbers of the city's residents employed. Three of these projects were built in or near the Old Courthouse and Warehouse District, and they represent the only new construction activity to take place in the district during the Great Depression. The first project was the Coliseum Annex (non-extant) which was built on the west side of the Coliseum in 1933. In 1937, an Armory (non-extant) was built on the north side of the Coliseum and the Courthouse Annex was constructed. Since one of the primary goals of PWA and WPA projects was to keep large numbers of laborers employed, great emphasis was placed on craftsmanship. As a part of this effort, the old quarries around Sioux Falls were reopened and stone was used to construct several buildings, such as the Courthouse Annex, when stone would have otherwise been a cost prohibitive building material. The fact that three of the city's eight PWA and WPA projects were built in the district clearly demonstrates that the Old Courthouse and Warehouse District had truly become a focal point of Sioux Falls.

5TH STAGE OF DEVELOPMENT

For a period of 15 years almost no privately financed buildings were constructed in the district, as the nation went through the throes of the Great Depression and World War II. The fifth and final historic period of development in the district began in 1944, near the end of World War II, and concluded in 1949 when the last historic building was constructed in the district. During this era, more construction activity occurred in the district than what had taken place in the previous 15 years combined. During World War II, materials were at a premium and permission had to be granted from the Federal Government to obtain the rationed materials that were needed for construction purposes. As a result, almost no new construction activity took place in Sioux Falls while the country was at war. The DeKalb Seed Company Building was one of the few commercial structures that were

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constructed in Sioux Falls during the war, which makes it quite rare. This building reflects the scarcity of materials that were available for construction during the war. It is primarily constructed from concrete block, and has a brick façade and a large arched roof supported by a wood truss system. The building has almost no ornamental detailing, reflecting the need to conserve materials for the war effort. There is very little metal or glass in the building since these materials were needed for the war effort.

The postwar years were characterized by growth and modernization in the district. Many new buildings were constructed and several structures were remodeled. All of the structures that were built in the district, following World War II, were designed and executed in a new architectural idiom. The post war buildings were executed in the Moderne style, which has a streamlined appearance. This style first became popular in during the 1930s and it reflects the influence that the Modern Movement had on architecture. The light blonde colored brick and smooth lines of the postwar buildings sharply contrasted with the dark reddish-orange brick found on the nineteenth century buildings, and the brown colored brick found on early twentieth century structures. These new buildings showed the new outlook that the country had after World War II. In addition to their streamlined look, commercial buildings constructed in the postwar period reflect the influence the automobile has beginning to have on American culture. These new buildings had low, long profiles, with wide ribbon windowed storefronts that allow for greater visibility from a moving car. These buildings were designed with the automobile in mind, although they were located in a downtown setting. The postwar commercial buildings in the district represent the transitional step between the traditional downtown pedestrian oriented commercial building and the strip mall type of commercial building that was to gain popularity in the automobile age of the post World War II era. Buildings such as the King of Clubs Building, which was constructed in 1949, retain the form of earlier downtown commercial structures, while the farm stores built by Sears and Montgomery Ward were constructed in this new automobile-oriented style. The last era of historic building activity in the district commenced with the construction of the DeKalb Seed Company in 1944. Following the war, the Sears, Roebuck & Company farm store was built in 1946 and the Milwaukee Road Passenger Depot was substantially remodeled that year. The Manchester Biscuit Company razed its original building in 1947 and began constructing a larger structure, which was completed in 1948. The Montgomery Ward farm store was erected in 1948 and the King of Clubs Building was built in 1949, marking the end of new construction in the district until the 1960s.

ARCHITECTS AND CONTRACTORS OF SIGNIFICANCE

The district's long period of significance accounts for the diversity of architectural styles that are found throughout it. Styles range from highly ornamented late-nineteenth century Victorian structures to smooth lined buildings erected in the 1940s following the Modern Movement in architecture. Although the district is dominated by the influences of Henry Hobson Richardson and his masculine Richardsonian Romanesque style, other architectural styles found in the district include Late 19th and 20th Century Commercial Styles, Second Renaissance Revival, Art Deco, and Moderne. The buildings found within the Old Courthouse and Warehouse District represent one of the finest collections of commercial, governmental, industrial, and warehouse style structures in South Dakota. The Old Minnehaha County Courthouse is the best example of the Richardsonian Romanesque style in South Dakota. The Coliseum is also one of the finest examples of the Second Renaissance Revival style in Sioux Falls. The later additions to the Manchester Biscuit Company are also excellent industrial examples of the Commercial Style and Moderne.

The Old Courthouse and Warehouse District is largely the resultant work of Sioux Falls two prominent early architects, Wallace L. Dow and Joseph Schwarz. These two men influenced affected not only Sioux Falls, but the entire state of South Dakota. The work of Dow and Schwarz has left a more lasting impact on the downtown area of Sioux Falls, than has the work of any other architect in the city's history. Their mark is particularly well pronounced in the Old Courthouse and Warehouse District, where combined they are credited with the design of at least eleven buildings, five by Dow and six by Schwarz.

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WALLACE L. DOW

Wallace L. Dow (1844-1911) is without question the most prominent and prolific early architect in South Dakota. Born and raised in New Hampshire, he studied at the Powers Institute in Bernardston, Massachusetts and worked for his father, who was a carpenter. Dow's work is heavily influenced by the work of Henry Hobson Richardson. Richardson, who's work gained widespread popularity during the 1870's, kept his office in Boston and had many commissions there, so it is quite probable that Dow experienced several of Richardson's works firsthand, before moving to South Dakota. In 1880, Dow moved to Yankton, then the capital of Dakota Territory. He then followed, the capital to Pierre and in 1883 he permanently relocated to Sioux Falls. Apparently, Dow was politically well connected, since he was given commissions to design most of the state's early institutions. Dow also designed most of the important pre-1900 commercial structures in downtown Sioux Falls, however, many of these buildings have been demolished. Some of his earliest works in Sioux Falls include the State Penitentiary (1881-1889), the Cataract Hotel (1881, razed), the Van Eps Block (1882, razed), the Masonic Temple (1883, razed), the Sherman Block (1884, razed), All Saints School (1884), the Waples Block (1885), the School for the Deaf (1885-1887), the Minnehaha County Courthouse (1889-90) the Parker Block (1890), the Wiley-Williams Building (1891), and the Phillips Block (1892).

Dow's goal with his designs was to create buildings that would give the young city of Sioux Falls a sense of permanency. Dow saw a connection between Sioux Falls' natural building material, Sioux Quartzite, and H.H. Richardson's masculine style of architecture, which employed heavy, rough-faced forms and little ornamentation. As a result, Dow worked in the Richardsonian Romanesque style to employ the native building material in its most appropriate manner and to create a sense of permanence and culture on the plains of South Dakota. In 1904, Dow invented a machine to produce concrete blocks called the "Perfection Concrete Block Machine" which he patented. After 1904, Dow interest in architecture diminished as he turned his attention to establishing concrete block plants across the United States and South America.

JOSEPH SCHWARZ, Sr.

Joseph Schwarz (1858-1927) was born in New York and lived in Wisconsin with his family before moving to Sioux Falls in about 1887. Schwarz was a prolific architect who designed buildings all across South Dakota and also in surrounding states. He first started practicing architecture in Sioux Falls in 1887. Schwarz's popularity as an architect started to culminate in the late 1890s and reached its zenith in the 1910s. After World War I his popularity began to diminish, although he continued to practice architecture and construction in Sioux Falls until his death in 1927. His works in the historic district include the Jewett Bros. & Jewett Warehouse (1899, 1910), the Andrew Kuehn Warehouse (1903), the Nebraska Moline Plow Co. Building (1903), the Old Minnehaha County Jail (1912), the 1909 and 1915-16 additions to the Manchester Biscuit Company, and the Coliseum (1917).

PERKINS AND MC WAYNE

Robert Perkins and Albert McWayne were both Chicago trained architects. The two architects formed a partnership in 1918 and quickly became one of South Dakota's most distinguished design firms. Their work reflects the influences of the Chicago School, which was proclaimed by such renowned architects as Burnham & Root, Charles Adler, and Louis Sullivan.

Robert Perkins (1882-1954) received an architectural degree from the Armour Institute of Technology (now Illinois Institute of Technology) in Chicago and did graduate work in art and architecture at the University of California, Columbia University, and in Chicago. He then worked for various firms in Chicago before moving to Sioux Falls in 1918.

Albert McWayne (b. 1885) studied civil engineering at Purdue University and worked for Holabird & Roche and other architects in Chicago. In 1914, McWayne moved to Sioux Falls and established a partnership with Joseph D. Livermore in 1915. In 1918, Albert McWayne left his partnership with Joseph Livermore and established a new partnership with Robert Perkins. Perkins and McWayne were one of the most popular architectural firms in South Dakota for nearly three decades, from the 1920s through the

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1950s. The duo designed everything from courthouses, to schools and college buildings, to entire subdivisions. The partnership lasted until Robert Perkin's death in 1954.

HENRY CARLSON COMPANY

The Henry Carlson Company was founded by Henry Carlson in the early part of the Twentieth Century. Henry (1883-1961) was a Swedish immigrant, who came to Sioux Falls in 1902. He learned his trade by working as a construction laborer for many years before going out on his own. Carlson, whose contracting firm is still in business today, was responsible for building many of the most prominent buildings in Sioux Falls.

CONCLUSION

The Old Courthouse and Warehouse District contains some of the best and most intact examples of late Nineteenth and early Twentieth Century commercial, industrial, government, and warehouse style buildings in the state of South Dakota. The Old Minnehaha County Courthouse is the best example of a Richardsonian Romanesque styled building in the state of South Dakota. The courthouse is considered the crowning achievement in the prolific career of Sioux Falls architect Wallace Dow, the most prominent early architect in the state of South Dakota. The Old County Courthouse is culturally significant for the role it played in county government and for its role in Sioux Falls' nationally renowned divorce industry.

The district contains some of the largest, most ornate and economically significant warehouses in South Dakota, in a concentration that is unmatched in Sioux Falls, or by any city in South Dakota. These warehouses contained some of the largest wholesale grocers and agricultural implement dealers in the state. Jewett Bros. & Jewett and Andrew Kuehn were the dominant jobbing houses in South Dakota for several decades. The district contained the showrooms and warehouses of most of the major national implement dealers that had branches in South Dakota. These firms supplied not only a large portion of South Dakota, but also parts of Minnesota and Iowa with groceries and farm machinery. The Manchester Biscuit Company, which had strong ties to the jobbing houses in the district, became one of the leading industries in Sioux Falls. Its complex of buildings represents some of the best examples of high style industrial buildings in the state.

Entertainment was another important industry that developed in the district during the 1910s. The Coliseum and Orpheum Theatre brought nationally recognized entertainers to Sioux Falls, as well as drawing thousands of visitors to the city every year for conventions and to see live performances. These two buildings are the comprise the majority of extant historically significant live theater facilities in Sioux Falls. Additionally, the Coliseum is significant as one of the best pieces of Second Renaissance Revival style architecture in Sioux Falls.

Transportation is inextricably tied to the growth and development of the district. The arrival of the C.M.&StP. in 1879 and the railroad's decision to locate its depot in the district initiated early development in the district. The railroad gave downtown Sioux Falls reason to develop northwards. The railroad attracted wholesalers to the area with its cheap, convenient means of receiving and shipping goods.

The 33 properties contained within the Old Courthouse and Warehouse District are eligible for the National Register at the state and local under Criterion A and C. The district is significant for its exquisite architecture and for the role that it played in the development of Sioux Falls and the entire state of South Dakota, in the areas of commerce, entertainment/recreation, government, industry, and transportation between the years 1885 and 1949.

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UTM REFERENCE CONTINUATION

UTM References

(place additional UTM references on a continuation sheet.)

E	14	683808	4824165
	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
F	14	683400	4824210

G	14	683400	4824519
	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
H	14	683519	4824530

See continuation sheet

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Old Courthouse and Warehouse District include all property contained within the boundaries shown on the map entitled "Old Courthouse and Warehouse District." The district includes the following properties:

- Lots 10-12, Block 29, Brookings and Edmunds Addition to the City of Sioux Falls
- Lots 6-18, Block 30, Brookings and Edmunds Addition to the City of Sioux Falls
- All of Block 31, Brookings and Edmunds Addition to the City of Sioux Falls
- Lots 1-9, Block 32, Brookings and Edmunds Addition to the City of Sioux Falls
- Lots 8 and 9, Block 33, Brookings and Edmunds Addition to the City of Sioux Falls
- TR 1, Canas Addition to the City of Sioux Falls
- C.A.S. of Blocks 24 and 25, J. L. Phillips Addition to the City of Sioux Falls
- All of Block 1, Eckers Addition to the City of Sioux Falls
- The south 170 of Lot 1, Equitable Realty Company Subdivision of TR1 of the NW ¼ of 16-101-49
- Lot 2, Equitable Realty Company Subdivision of TR1 of the NW ¼ of 16-101-49
- The south 30' of Lot 3, Equitable Realty Company Subdivision of TR1 of the NW ¼ of 16-101-49
- Lots 14-18, Block 12, J. L. Phillips Addition to the City of Sioux Falls
- Lots 1-4 and lots 11-18, Block 13, J. L. Phillips Addition to the City of Sioux Falls
- Lots 1-9, Block 24, J. L. Phillips Addition to the City of Sioux Falls
- Lots 6-9 and the N1/2 of the vacated 7th Street, there to in Block 25, J. L. Phillips Addition to the City of Sioux Falls
- Lots 1-4 and part of lots 6 and 7, lying east of the railroad right-of-way, Block 25, J. L. Phillips Addition to the City of Sioux Falls
- The south 197' of Pitts 2nd Addition to the City of Sioux Falls
- Lot 2, Pitts 2nd Addition to the City of Sioux Falls
- Lots 5R3 and 7R4, Block 1, Downtown Center Urban Renewal Subdivision
- TRS 4, 6, and 7, NW1/4 16-101-49
- All unplatted lands in the NW1/4, pertaining to railways, in subject area 16-101-49
- All adjacent public right-of-ways

BOUNDARY JUSTIFICATION

The boundaries of the Old Courthouse and Warehouse District encompass a group of buildings that have historically been associated as a group in a geographical area historically referred to as the north end of Downtown Sioux Falls. The district is clearly defined on the east by the Big Sioux River. The district is bounded on the north, south, and west by vacant lots and

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buildings that were constructed during the 1960s and 1970s as urban renewal projects. Properties excluded from the district either post date the period of significance, no longer retain a sufficient degree of integrity, or they do not conform to the historic contexts of the district.

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PROPERTY OWNERS

Lewis M. and Patricia Anderson
2813 N. Lewis Ave.
Sioux Falls, SD 57104

City of Sioux Falls
244 W. 9th St.
Sioux Falls, SD 57104

Adolph Dey
1401 Wolters Blvd.
St. Paul, MN 55110

Adolph Dey
525 Snelling Ave. North
St. Paul, MN 55104

Falls Center Inc.
3500 S. Phillips Ave. Suite 201
Sioux Falls, SD 57105

First National Bank of Sioux Falls
P.O. Box 5186
Sioux Falls, SD 57117

Food Service Center Inc.
417 N. Phillips Ave.
Sioux Falls, SD 57102

Richard W. Gourley
1914 S. Phillips Ave.
Sioux Falls, SD 57105

Kilian Community College
224 N. Phillips Ave.
Sioux Falls, SD 57104

William O. Larson
210 E. 27th St.
Sioux Falls, SD 57104

Yerke Z. Larson
c/o Maxwell Hotel Supply
319 N. Main Ave.
Sioux Falls, SD 57104

Minnehaha County
415 N. Dakota Ave.
Sioux Falls, SD 57102

Arnold Murray Construction
333 N. Phillips Ave.
Sioux Falls, SD 57104

LLC Randolph
P.O. Box 2238
Sioux Falls, SD 57101

Raven Industries Inc.
205 E. 6th St.
Sioux Falls, SD 57104

Retail Sales Inc./DBA Nite City
305 N. Main Ave.
Sioux Falls, SD 57104

Sioux Falls Community Playhouse Inc.
315 N. Phillips Ave.
Sioux Falls, SD 57104

Soo Square Renovation Association
P.O. Box 2140
Sioux Falls, SD 57101

Southeastern Mental Health
2000 S. Summit Ave.
Sioux Falls, SD 57105

State of South Dakota
Division of Railroads
700 E. Broadway
Pierre, SD 57501

Youth Enrichment Services
824 E. 14th St.
Sioux Falls, SD 57104

Willey/Williams Co-partnership
230 S. Phillips Ave.
Sioux Falls, SD 5710

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PHOTOGRAPHS

All photographs are of the Old Courthouse and Warehouse District, located in Sioux Falls, Minnehaha County, South Dakota. All negatives are on file with the Sioux Falls Planning and Building Services Department in Sioux Falls, South Dakota.

Van Brunt Building (Rock Island Plow Co.)
300 N. Phillips Avenue
MH SF SF CD 39
1906
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southwest
Photo 1 of 25

Van Brunt Building (Rock Island Plow Co.)
300 N. Phillips Avenue
MH SF SF CD 39
1906
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the northwest
Photo 2 of 25

Van Brunt Building (Rock Island Plow Co.)
300 N. Phillips Avenue
MH SF SF CD 39
1906
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southeast
Photo 3 of 25

Waples Block (Van Brunt Building)
226-34 N. Phillips Avenue
MH SF SF CD 86
1885

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Wallace Dow, architect
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the northwest
Photo 4 of 25

Waples Block (Van Brunt Building)
226-34 N. Phillips Avenue
MH SF SF CD 86
1885
Wallace Dow, architect
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southwest
Photo 5 of 25

Orpheum Theatre
315-319 N. Phillips Avenue
MH SF SF CD 37
1913
William Snitkey, architect
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southeast
Photo 6 of 25

King of Clubs Building
305 N. Phillips Avenue
MH SF SF CD 36
1949
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southeast
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Main Avenue Streetscape
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the south
Photo 12 of 25

Old Minnehaha County Courthouse
200 W. Sixth Street
MH SF SF CD 100
1889-90
Wallace Dow, architect
Sioux Falls Granite Co., contractor
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southeast
Photo 13 of 25

Chicago, Milwaukee & St. Paul RR (Milwaukee Road) Mainline
Runs northwesterly through the district, between Phillips Avenue and First Street
MH SF SF CD 113
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the northeast (Nebraska/Dakota Moline Plow Co. Building is in the foreground)
Photo 14 of 25

Sioux Falls Coliseum
501 N. Main Avenue
MH SF SF CD 102
1917
Joseph Schwarz, architect
Sioux Falls Construction, contractor (1917)
Henry Carlson Co. (1950)
Leaders Construction Co. (1951)
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis

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June, 1998
Sioux Falls Planning and Building Services Department
View from the southeast
Photo 15 of 25

Tri-State Creamery Building
534 N. Main Avenue
MH SF SF ID 037
1917-18
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the northwest
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Nebraska Moline/Dakota Moline Plow Co. Building
600 N. Main Avenue
MH SF SF ID 036
1903, 1914
Joseph Schwarz, architect
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southwest
Photo 17 of 25

Randolph Block
320 N. Main Avenue
MH SF SF CD 14
1925
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the southwest
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Albert Hotel
333 N. Phillips Avenue
MH SF SF CD 95
1912, ca. 1914

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

**National Register of Historic Places
Continuation Sheet**

Old Courthouse and Warehouse District

Name of Property

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Minnehaha County, South Dakota

County and State

Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
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DeKalb Building
522 N. Main Avenue
MH SF SF 103
1944
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
Photo 20 of 25

Sears, Roebuck & Co. Farm Store
324 N. Main Avenue
MH SF SF CD 96
1946
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
Photo 21 of 25

Montgomery Ward Farm Store
320 N. Phillips Avenue
MH SF SF CD 118
1948, 1978
Navy Investment Co., builder
James M. Duffy, architect (1978)
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Old Courthouse and Warehouse District

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Minnehaha County, South Dakota

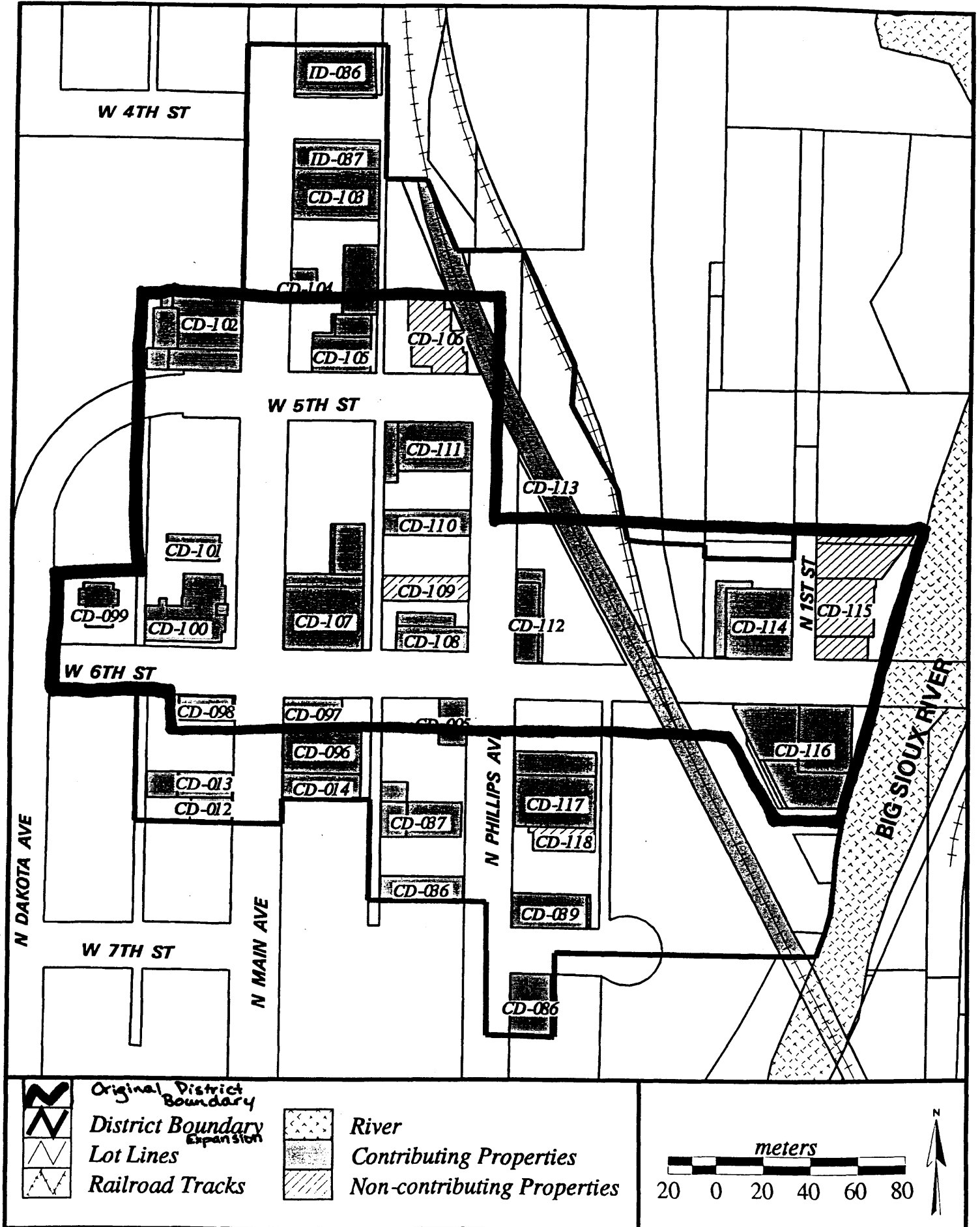
County and State

Main Avenue Streetscape
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
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Phillips Avenue Streetscape
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Donald Seten
November 1998
Sioux Falls Planning and Building Services Department
View from the northeast
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6th Street Streetscape
Old Courthouse and Warehouse District
Minnehaha County, South Dakota
Gregory R. Mathis
June, 1998
Sioux Falls Planning and Building Services Department
View from the west
Photo 25 of 25

Old Courthouse and Warehouse District



Original District Boundary
 District Boundary Expansion
 Lot Lines
 Railroad Tracks



River
 Contributing Properties
 Non-contributing Properties

