

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received **OCT 1** 1986
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Pettigrew, R.F., and Tate, S.L., Building

and/or common Odd Fellows Block, IOOF Block

2. Location

street & number 121-123 South Main Avenue

N/A not for publication

city, town Sioux Falls

N/A vicinity of

state South Dakota

code 26

county Minnehaha

code 099

3. Classification

Category

district
 building(s)
 structure
 site
 object

Ownership

public
 private
 both
Public Acquisition
 N/A in process
 being considered

Status

occupied
 unoccupied
 work in progress
Accessible
 yes: restricted
 yes: unrestricted
 no

Present Use

agriculture
 commercial
 educational
 entertainment
 government
 industrial
 military
 museum
 park
 private residence
 religious
 scientific
 transportation
 other:

4. Owner of Property

name Michael John and Anita Kealey Seykora

street & number 3014 South Phillips Avenue

city, town Sioux Falls

N/A vicinity of

state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Minnehaha County Courthouse

street & number 501 North Dakota Avenue

city, town Sioux Falls

state South Dakota

6. Representation in Existing Surveys

title Sioux Falls Historic Sites Survey

has this property been determined eligible? yes no

date August 1980

federal state county local

depository for survey records City of Sioux Falls Office of Planning

city, town Sioux Falls

state South Dakota

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Situated in the center of a commercial block of downtown Sioux Falls, the Pettigrew and Tate Building is a three-and-a-half story rectangular building exemplifying Romanesque Revival commercial architecture with its arched openings and Sioux Quartzite facade. The lower level is divided into two separate retail spaces with a central entrance (crowned by a glass block transom) leading to the upper floors. Fenestration has been altered on the lower level. The upper levels are visually divided into two bays with arched voussoirs and vertical pilasters. The stained glass transoms that once crowned the third floor three-part windows have been removed. A plate bearing the name "Odd Fellows" and the date of construction ("1889") crowns the central portion of the front facade. Flanking the plate are conical turrets linked together by a balustrade. Decorative corbelling is located beneath the cornice line. The second floor contains office space while the upper level is primarily used as a meeting hall.

The south (side), north (side) and west (rear) facades have been stuccoed and painted. An inset light well is located on the second and third floors of the south facade. Most of the long rectangular windows have been enclosed. Exterior stairs are located on the rear facade.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1888-89

Builder/Architect Attributed to Cross and Richard (1)

Statement of Significance (in one paragraph)

Many of the early commercial buildings in Sioux Falls were constructed of native Sioux Quartzite; however, the Pettigrew and Tate Building is one of the few remaining examples in the downtown area. Significant in the area of architecture, the building is a good example of commercial Romanesque Revival architecture with its arched openings, quartzite facade, and conical turrets. It is also significant in the area of commerce as a representative of the robust commercial vitality of the Dakota Boom era, and for its associations with the wealthy and prestigious business partnership of R.F. Pettigrew and Samuel L. Tate.

The Pettigrew and Tate Building relates to the South Dakota State Historic Preservation Plan: Historic Context IV. Permanent Rural and Urban Pioneer Settlement, 1858-Present, D. Urban Development, I. Commerce.

Richard Franklin Pettigrew was a native of Vermont whose family moved to Wisconsin when he was young. In 1870, he established a law practice in Sioux Falls after completing his studies at the University of Wisconsin. Successful at business and involved in territorial politics, he was chosen to be the first of South Dakota's U.S. Senators when the state was admitted into the Union in 1889. He was an active promoter of the interests of South Dakota and Sioux Falls throughout his political and business career. Samuel Livingston Tate was an Englishman who immigrated to the United States with his parents in 1842. He arrived in Sioux Falls, Dakota Territory in 1884 after practicing law in Illinois and Michigan. Joining soon after in partnership with R.F. Pettigrew in business as real estate agents and the promotion of the city and territory.

The firm proved very successful, buying and selling land adjacent to and within Sioux Falls, developing transportation facilities, office buildings and industries. The firm owned or managed several businesses, many of them located in the building bearing their name. The two men and their partnership were exceedingly influential in the early growth of Sioux Falls. Their building on South Main Street served many enterprises, a listing of which reflects the commercial activity of the times: Sioux Falls Stockyards Co. (Pettigrew, President, A.J. Pettingill, Vice-President and General Manager, Tate, Secretary, and C.C. Carpenter, Treasurer), Pettigrew and Tate Real Estate, Loans and Mortgage Co., Sioux Falls Street Railway Co., Woodland Cemetery, Brown Drug Co., (mayor) Burnside's Funeral Parlor and Norberg Brother's Paints.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property Less than one acre.

Quadrangle name Sioux Falls East

Quadrangle scale 1:24000

UTM References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The boundaries of the property are contained within the legal description: All of Lot 12, Block 9, J.L. Phillips Edition, Minnehaha County, Sioux Falls, South Dakota.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Carol Martin Mashek (with the assistance of Melanie Betz, State Historical Preservation Center, Vermillion, South Dakota 57069)

organization Sioux Falls Board of Preservation date July 29, 1986

street & number 1014 W. 22nd Street telephone 605/338-7090

city or town Sioux Falls state South Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

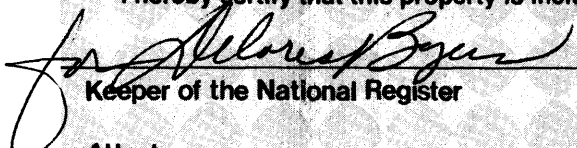
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Director, Office of History date 9-26-86

For NPS use only

I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

date 11-6-86

Attest: _____ date _____

Chief of Registration

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The design of the Pettigrew and Tate Building is attributed to the architectural firm of Cross and Richard. The "Progress Edition" of the Argus Leader (dated December 1888) discusses the firm's work with specific mention of their Masonic Building at 10th and Phillips. The article included an uncaptioned photograph of the Pettigrew and Tate Building although it did not describe it in the text. This could have been because the building had not yet been completed by December 1888. Although the article also described the work of architect Joseph Schwartz, it is doubtful that Schwartz was responsible for the design of the building because he had very few major commissions before the mid-1890's. Furthermore, the design of Cross and Richard's Masonic Temple is very similar to that of the Pettigrew and Tate Building. (1)

Two first floor spaces hosted a variety of firms in the first twenty years. It was the first location for the blind businessman, O.C. Cadwell's "Musical Merchandise" shop. Andrew J. Pettingill opened his "New England Cash Grocery" specializing in "fancy" stock in this building. Other businesses included: Harrison C. Newell's and Edward A. Manville's Commission Merchandise, specializing in fruits, Jennie M. Waples grocery store, F.P. Hanscom's Flour Feed and Groceries and L.N. Hunt's monthly magazine, The Produce News and Creamery Directory.

In 1910, both ground floor spaces were occupied by Anderson and Son Harness Co. which expanded into Anderson and Son Harness and Vehicles. Just prior to World War I, the first floor shops housed Northwestern Furniture Co. and Eskaf Billiard Parlor. When the war started, the furniture store was taken over by W.J. Budgett, furniture dealer. The "National Women's Council," a suffrage movement, had its city headquarters in this building at the end of the 1900's first decade. The second floor offices were used by a variety of prominent Sioux Falls businessmen, lawyers and businesses. Lawyers William A. Wilkes (judge) and Rollin J. Wells both had offices here at one time. Wells, also a prominent poet and playwright, had his play "Hagger" performed on Broadway for two years.

Lewis B. Ives, Pettigrew and Tate, E.P. Beebe, W.R. Kingsbury, Harry W. Sawyer, Asa McCarty and Jacob Schaetzel (a one-time Sioux Falls mayor) all ran real estate businesses out of the second floor offices. Other second floor businesses include: Sioux Falls Stockyards Co., National Fire Insurance Co., Woodland Cemetery, Reliance Film Service Exchange, J.H. Larkin Stenographic Service, dentists Charles M. Boardman, milliner Bessie McDonald, Retail Merchants Association, "The Milliner" Fredrick R. Allen, and Dr. J.C. Morgan, known in Minnehaha County medical history as "fighting Dr. Morgan". Portions of the second floor also served as residences at times.

The third floor was home to various groups and division of the International Order of Odd Fellows. The lodge rooms on the third floor were also used by other groups in the community, including: The Patriarchs Militant, Modern Woodman of America, Daughters of Rebekah, the Ancient Order of United Workman, Joe Hocker Post #10 of the Grand Army of the Republic (1897-1902), Knights of Pythias Lodge, Benevolent and Protective Order of Elks and the Knights of the Maccabees.

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The Pettigrew and Tate Building, completed during the year that South Dakota became a state in 1889, is one of the few remaining commercial Sioux Quartzite buildings in Sioux Falls and a visual reminder of the robust commercial of the city during the "Dakota Boom" era.

¹"Progress Edition," Sioux Falls Argus Leader. December 1888.

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Avery, H.M. and Pettibone, Sioux Falls City Directory, Sioux Falls, SD: Pettibone Directory Company Publishers (various issues from 1887 to 1918). Sioux Falls Public Library.

Schell, Herbert S. History of South Dakota. 3rd ed. rev. Lincoln: University of Nebraska Press. 1975.

Sioux Falls (South Dakota) Argus Leader, Various issues from 1887 to 1889. Microfilm available at the Sioux Falls Public Library.

Smith, Charles A., A Comprehensive History of Minnehaha County, Sioux Falls, S.D. Educator Supply Co. 1949.

Tufts, Dr. Arthur H. "History of the Minnehaha County Medical Society," unpublished paper. Archives of Siouxland Heritage Museums, Pettigrew Library, Sioux Falls, S.D. 1949.