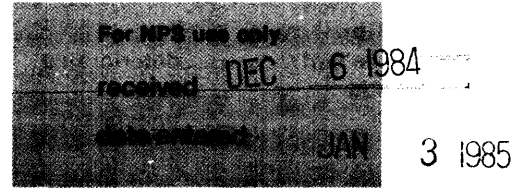


United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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



1. Name

historic Evans Block

and/or common Northwestern National Bank Building

2. Location

street & number 1126-28 Fourth Street not for publication

city, town Sioux City vicinity of congressional district

state Iowa code 019 county Woodbury code 193

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Go Fourth Development

street & number P.O. Box 3212

city, town Sioux City vicinity of state Iowa 51102

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Woodbury County Courthouse

city, town Sioux City state Iowa 51101

6. Representation in Existing Surveys

title n/a has this property been determined eligible? yes no

date n/a federal state county local

depository for survey records

city, town state

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The Evans Block (1890-91) is a surviving example of the building boom that gripped Sioux City in the late 1880's and early 1890's. The construction was organized by a notable entrepreneur and banker, Fred T. Evans, and designed by Charles Brown, who also drew the plans for the Ottumwa Coal Palace and the Sioux City Corn Palace. The neo-Romanesque style with its impressive sand-stone exterior exemplifies the late 19th century confidence in the strength and growth of Sioux City.

The four story commercial building is rectangular on plan (41'6" by 87'6"), with a stone and brick foundation. It has a full basement, part of which is visible on the east facade. The northeast corner of the basement is walled off by a 1' thick brick wall to make a room. Access is gained by an outside stairway; an interior stairway has been boarded over. In one end of the room is a 12' x 12' sandstone vault with 2' thick walls. The rest of the basement is open. The building sits on a corner lot facing north and east; the main entrance is on the shorter, north facade. The north and east facades are faced with beige sandstone in a staggered block pattern. It has a flat tar and gravel roof with some slight crenelation on the parapet walls. There are two skylights. Structurally the building consists of masonry bearing walls with six iron columns equally spaced in two columns of three each.

The main, north facade consists of three bays delineated by heavy pilasters. The two outer bays are slightly wider and are emphasized by crenelated parapets. The middle bay is dominated by the arched entryway of carved sandstone. The entryway projects slightly from the facade, topped by a wide mantel. Two sets of engaged Ionic columns with sandstone capitals rest on the mantel, standing the height of the second story. The fenestration of the ground level reflects the commercial nature of the building. The two side bays have large windows with simple frames; the main entryway has been filled in with similar windows and a small door. The right hand side also has a small door that leads to the stairway to the second floor. The fenestration of the second and third stories is relatively simple, consisting of six single sash windows (1/1) with solid transoms. The facade is highlighted by the fenestration of the fourth story, which has double sets of windows with with double arches on the side bays. The center windows have one arch with a fan design in the solid transom.

The large east facade consists of five bays marked by three vertical masses defined by wide pilasters and crenelated parapets. The horizontal lines are marked by double sets of blocks. The center bay dominates the facade, having larger windows, including a set of arched windows on the fourth floor. The two flanking projecting bays are similar to the bays on the north facade, having double sets of single sash windows on the second and third floors and double arched windows on the fourth. The infill of the transoms is also similar. There is a large store front window on the far right hand ground floor bay. The far left hand ground floor bay has a small door centered in a boarded up store front. The two recessed bays have identical sets of three single sash windows on all four floors except for the left hand ground floor bay. Here there is a small arched entryway leading to the grand staircase. A fire escape, added in the 1930's, has some negative visual impact on the center bay. An outside stairway in the lower right hand corner leads to the basement.

The west and south walls are flat, brick walls. The fenestration on the rear wall is simple, consisting of four rows of five evenly spaced windows, the only variations being the arches on the fourth story windows and bars on two ground story windows that date from

**United States Department of the Interior
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**National Register of Historic Places
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Continuation sheet physical appearance Item number 7 Page 2

banking days. The lower two stories on the west facade adjoin the next building; the upper two stories consists of a blank whitewashed brick wall.

Except for infill on many of the windows, the addition of a fire escape, and general deterioration, there have been no changes to the exterior.

The building has ground floor retail space with three floors of offices above it. The first story floor plan has changed over the years according the needs of the various owners. Originally, there was a retail store front on the south side, the Northwestern National Bank offices in the corner, and another storefront on the east side, all with corresponding interior walls. Today, it is completely open for the storage and sale of furniture. There are two stairways, a large double stairway on the east side and a small one on the north that only goes to the second floor. The second, third, and fourth floors have identical floor plans, each having ten larger rooms (of at least 171 square feet) and three smaller rooms. They all open onto a central interior hall. All walls are of wood and plaster. Notable details include the panelling of the upper walls and the underside of the main staircase and the curved wood posts and turned spindles of the stairway. There is a large domed skylight above the main staircase and a smaller one in the middle of the north half of the roof.

The Evans Block is located on a corner lot in a rundown commercial district. It is one of the large buildings put up in the boom of 1888-1891, when the city believed it would become the next major trading center of the midwest, with tall buildings crowding the streets. But the spacing between the buildings on 4th Street and the blank west wall on the Bank Building (indicating that another tall building was expected) point to the effects of the Panic of 1893. Today, the Evans Block, the Plymouth Block, the Boston Block, and other large stone fronted buildings are surrounded by non-descript one and two-story businesses. The area is currently being revitalized.

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1890–1891 **Builder/Architect** Charles Brown

Statement of Significance (in one paragraph)

The Evans Block (1890–91) is a surviving example of the building boom that gripped Sioux City in the late 1880's and early 1890's. The construction was organized by a notable entrepreneur and banker, Fred T. Evans, and designed by Charles Brown, who also drew the plans for the Ottumwa Coal Palace and the Sioux City Corn Palace. The neo-Romanesque style with its impressive sand-stone exterior tells of the late 19th century confidence in the strength and growth of Sioux City.

Fred T. Evans (1835–1902) was a prototypical entrepreneur of the Midwest of the late 19th century. He dabbled in a bit of everything, building up a sizable fortune by the turn of the century. Born in Ohio, Evans moved to Council Bluffs in 1856, then ranched for a while in Nebraska, then moving on to found the town of Sloan, Iowa. In 1875, he moved to Sioux City, where he and a partner began a hardware and agricultural implement business. He also began the "Black Hills Transportation Company", freighting into the Dakota Indian territory, once being arrested by the U.S. Cavalry for trespassing. After the Indians' land was taken by the government, Evans branched into steamboat and train shipping into the Dakotas. In 1881, Evans began his largest project, the development of the resort town of Hot Springs, South Dakota. Besides helping organize the resort, he owned a bathhouse, a large hotel, and a stone quarry.

Back in Sioux City, Evans was getting involved in the formation of an allied bank of the Union Trust Company, a chain of lending institutions. The Northwestern National Bank was founded in 1890 with Evans named as president. In early 1890, Evans began construction of a commercial building to house the bank as well as two stores and various offices. It was faced with Black Hills sandstone from Evans' quarry. The foundation was finished by May 1 and the bank moved into its new offices in the "Evans Block" mid January, 1891.

The formation of the new bank and the building of a grand new building exemplify the boom of the early 1890's in Sioux City. "Every dollar is crowding itself forward that it may find expression in trade, in manufacturing, in mammoth stone and brick buildings....This absolute confidence is catching", declared the Sioux City Journal January 1891. But the Panic of 1893 ended the boom, and Sioux City's hopes to surpass Chicago were dimmed. The Evans Block was sold January 1895, and has since served as hotel, factory, saloon, and various stores. Today, it is in deteriorated condition, but the owners hope to restore it to its original grandeur.

The architect, Charles P. Brown, was highly successful in the Sioux City area. Born 1855 in Salem, Mass., Brown was employed by E.E. Myers in Detroit and for Wilson Bros & Co., the Philadelphia firm of the Pennsylvania Railroad. In 1886, he opened an office in Sioux City where he benefitted greatly from the building boom. His designs, which reflect the influence of H.H. Richardson, include the Metropolitan Block, the Massachusetts Block, the Sioux City Public Library, and the Sioux City Corn Palace of 1890. He also designed the Ottumwa Coal Palace, for which he won a gold medal in 1890.

George Hawson (1848–?) born in England, supervised the construction of the Evans Block. Contractors included Hakon H. Johnson and Christian & William Hanson. The stone cutting was done by John Gillispie, an emigrant from Scotland.

9. Major Bibliographical References

see continuation sheet 9-2

10. Geographical Data

Acreege of nominated property - 1 acre

Quadrangle name Sioux City South

Quadrangle scale 7.5'

UMT References

A	<u>114</u>	<u>7114</u>	<u>01910</u>	<u>417</u>	<u>017</u>	<u>71110</u>
	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

eastern 2/7 of lots 5 & 6, block 25 Middlw Sioux City Addition.
property consists of only the Evans Block

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

state	n/a	code	county	code
-------	-----	------	--------	------

state	n/a	code	county	code
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11. Form Prepared By

name/title William C. Garrison

Office of Historic Preservation

organization Iowa State Historical Department

date 11-15-84

street & number East 12th and Grand Ave.

telephone (515)-281-6825

city or town Des Moines

state IA

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

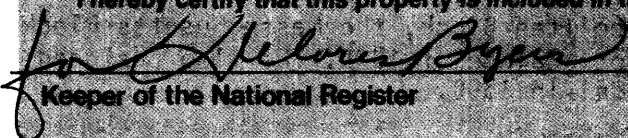


title Executive Director Iowa State Historical Department

date 11/19/84

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



Entered in the National Register

date 1-3-85

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered JAN 3 1985

Continuation sheet Bibliography Item number 9 Page 2

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