

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 H. Beall Date of Action: 2/5/03

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

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

8. Statement of Significance

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

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

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

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

Industry/Commerce
 Architecture

Period of Significance

1900-1952

Farley-Loetscher Company Building I
Name of Property

Minnehaha County, South Dakota
County and State

Significant Dates 1900
 1917

Significant Person (Complete if Criterion B is marked above)
 N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

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: Center For Western Studies-Augustana College, Sioux Falls, SD
Minnehaha Siouxland Heritage Museum-Old County
Courthouse, Sioux Falls, SD

10. Geographical Data

Acreage of Property _____

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u>	<u>683320</u>	<u>4824033</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____

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 Les Kinstad
organization Sioux Falls Commercial, Inc. date October 9, 2002
street & number 300 North Dakota, Suite 609 telephone 605-321-6300
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)

Farley-Loetscher Company Building I
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

name William C. Mellenberndt
street & number 224 East 8th Street telephone 605-332-1411
city or town Sioux Falls state SD zip code 57104

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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The Farley-Loetscher Company Building I is a three story, L-shaped, flat roof, brick and quartzite structure that is an example of early 20th century commercial/industrial/warehouse architecture. It is an excellent example of Commercial architecture utilizing Sioux Quartzite stone as the primary building material. The Farley-Loetscher Company Building I, constructed in 1900, continues to serve the Sioux Falls community as a commercial enterprise.

Built in the early 20th century commercial style, the façade (south elevation) is a three story, eight bay structure of rough faced Sioux Quartzite. The basement level has seven window openings which have been bricked shut. At the southwest corner, on the first floor, is an entry door with a large transom. Each window opening on the façade has a flat stone sill and an arched stone lintel. The first floor also has seven two-over-two double hung windows. A beltcourse between the first and second floor creates the sills for the second floor windows. The second floor has eight two-over-two double hung windows which have been covered with wood paneling. Between the second and third floors is a decorative band with dentils and mouldings of quartzite. A beltcourse creates the sills for the third floor windows. The third floor has eight two-over-two double hung windows which have been covered with wood paneling. The third floor has a short parapet with dentils and mouldings of quartzite.

The east elevation is the L-shaped portion of the building. The L-shaped addition and the addition of the third floor was made circa 1911. All the windows on this elevation, except for the third floor, have stone sills and arched stone lintels. The basement level has seven window openings which have been bricked shut. A set of three steps are located in the center of this elevation leading to the first floor. The first floor from south to north has the following openings: three one-over-one double hung windows, an entry door with steps leading up to it, two one-over-one double hung windows, an entry door and two one-over-one double hung windows. The second floor has eight eight-over-eight double hung windows. The three windows on the north end have been covered with wood paneling. The third floor is constructed of brick and was added circa 1924. This floor also has eight eight-over-eight double hung windows. Of these, four are covered with wood paneling. The south elevation of the L-shape has a loading platform which extends the full length of this elevation. It is accessed by a flight of stairs to the west. The first floor has a delivery door in the center and one one-over-one double hung window to the east. This window is covered with wood paneling. The second and third floor each have three one-over-one double hung windows which have been covered with wood paneling. All of the windows have stone sills and brick lintels. A metal fire escape is located on this elevation. The east elevation of the L-shape has four eight-over-eight double hung windows on both the first and second floor. The third floor has two eight-over-eight double hung windows at the northeast corner. Each window has a stone sill and brick lintel.

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The north elevation has a one story concrete block garage addition. The garage has openings on the west elevation only. These openings include a garage door, pedestrian door and a glass block window. The second and third floor each have five window openings. Each opening has been covered with wood paneling. They have stone sills and two rows of brick lintels. A brick shimney is located at the center of the roof on this elevation.

The west elevation has nine windows at the basement level which have been filled with brick. The first floor, from south to north has the following openings: two two-over-two double hung windows, a delivery door, two two-over-two double hung windows, a delivery door, three two-over-two double hung windows, a delivery door. All windows on the first and second floor have stone sills and brick lintels. The second floor has eleven two-over-two double hung windows. The third floor is constructed of brick and has eleven two-over-two double windows. Four of the eleven windows on the third floor have been covered with wood paneling. An elevator shaft extends above the roof on this elevation. A brick parapet extends above the roof starting at the rear third of the building. It runs the width of the building.

Ghost signs are still evident on the east and west elevations.

The interior features office space and loading area on the first floor. The second and third floors have heavy wood timbering for warehouse/industrial space. There are two freight elevators in the center of the building.

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Narrative Statement of Significance

The Farley-Loetscher Company Building I is eligible for the National Register of Historic Places under Criterion A for the company's economic and business role in the city of Sioux Falls. It is also eligible under Criterion C for its architectural significance as it is an excellent example of the Commercial style of architecture.

Company Background

The Farley-Loetscher Company was founded in Dubuque, Iowa in 1875. The Sioux Falls, South Dakota, affiliate opened in 1906 under the supervision of one of the company's salespeople, Harry Hurd. Hurd worked sixteen hours a day, seven days a week to make the first expansion of the company a great success. The parent company then opened similar branches based on this prototype in Des Moines, Iowa and Chicago, Illinois. In addition, the company opened twenty-nine Midwest Lumber Yards throughout the Midwestern United States.

The Sioux Falls branch/affiliate of the company began in a rented building at 322 East Eighth Street that was owned by Samuel Hirst. The Sioux Falls Company was established for the purpose of manufacturing the following items: window and door sashes, woodwork and paneling, moulding and brackets, wooden window blinds, as well as fine custom-made interior finishes for homes, businesses, schools, hospitals, churches, and government facilities. The custom made finished millwork began to be used in some of the finest homes being built across the region. The interior finish products were used in businesses, schools, hospitals, churches and government facilities. At one time this facility attempted to enter the office furniture industry but because it was unsuccessful, it was discontinued. The company's year-round focus became millwork and special interiors.

The Farley-Loetscher Company of Sioux Falls was the major warehouse and wholesale millwork outlet for a five state area during the most significant building period in the history of the American west. The company is associated with the construction of many significant buildings that are listed on the National Register of Historic Places in South Dakota, Wyoming, Montana, North Dakota, and Minnesota. Former workers of the company name significant buildings in Sioux Falls that are made with millwork or special interiors manufactured by Farley-Loetscher, Sioux Falls. This list includes the following buildings: Sioux Valley Hospital, McKennan Hospital, Glidden Hall - University of Sioux Falls, the Coliseum, City Hall, First Baptist Church, First Lutheran Church, St. Joseph Cathedral, the YMCA, Columbus College, Augustana College, as well as public schools constructed between 1915 and 1949.

Communities across the state of South Dakota – Mitchell, Brookings, Watertown, Aberdeen, Huron, Chamberlain, Pierre, Winner, and Rapid City – have buildings containing millwork from Farley-

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Loetscher. One of the most significant special interior orders includes the Alex Johnson Hotel in Rapid City, South Dakota. The builder ordered worm-infested chestnut woodwork for all the downstairs public rooms because the owner liked the look of this wood. When Farley-Loetscher's supply was depleted, employees were instructed to "make" worm holes in chestnut wood. The company spent weeks heating hot wires while workers burned holes in the lumber, one by one, until the order was filled.

The success of the Sioux Falls facility is attributed to Harris ("Harry") A. Hurd. Mr. Hurd ran the facility from its onset in 1906 to his retirement and death in 1952. In 1902, at the age of twenty-five, Mr. Hurd came to Sioux Falls to sell Farley-Loetscher millwork to local lumberyards. Four years later, he was running the Sioux Falls subsidiary and orchestrating the construction of the 701-705 buildings. With assets less than \$40,000 and a dozen employees, Hurd built the business into a million-dollar operation with seventy-five warehouse employees, an office staff and an outside sales force. In addition to his business dedication, Mr. Hurd was dedicated to the well being of the community. His social commitments include the following organizations: member and potentate of the El Riad Shrine, charter member of the Sioux Falls Rotary Club, a fifty year member of the Unity Lodge No. 130 AF & AM, member of the Sioux Falls Consistory, member of the Minnehaha Country Club, and life long member of the Sioux Falls Chamber of Commerce and its many activities.

Building History

The Sanborn Map Company Fire Maps of the ground upon which the current Building is located first indicated in 1891 that the land was used for lumber storage by the H.W. Ross Lumber Yard. The Minnehaha County Director of Equalization's record on the property shows that the building was originally constructed in 1900 by the Farley-Loetscher Company and used as the initial location of that millwork and hardwood company. They used this building until 1917 when they constructed a new facility east of this location.

Sioux Falls Paint and Glass began operating at 322-324 East 8th in 1917 and remained at that location until 1927. Sioux Falls Paint and Glass added the third floor brick addition in 1924. At the same time that Sioux Falls Paint and Glass occupied the building, J.T. Bellman began the operation of his wholesale butter, eggs and poultry business out of the back warehouse portion of the building. Bellman continued his operation at that location until 1933.

After the departure of Sioux Falls Paint & Glass in 1927, the building saw a variety of uses from wholesalers of eggs, cheese, beer to supply companies. The conversion of uses from manufacturing, retail and wholesale to warehousing and delivery began in the late 40' and early 50's.

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The Farley-Loetscher building exhibits many of the details of the Commercial style as found in South Dakota. Commercial style is identified generally by multiple stories; mostly constructed of masonry; having multiple bays with large storefront windows and an entryway; found on main streets. Most Commercial buildings have been altered, particularly the storefronts and interior areas. The Farley-Loetscher Company Building I is an excellent example of a Commercial style building that has seen very little alterations.

The Farley-Loetscher Company Building is eligible for the National Register under Criterion A as it was an important supplier of woodwork throughout a five state region and played an important role in the commerce of Sioux Falls. It is also eligible under Criterion C for its significant architectural style of Commercial.

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Bibliography

Argus Leader Newspaper, Sioux Falls, South Dakota; September 6, 1952. Obituary Section, page 1, columns 6-7, Hurd, Harry.

Argus Leader Newspaper, Sioux Falls, South Dakota; September 9, 1952. Personals Section, page 6, column 3.

Sanborn Insurance Maps: Sandborn Map and Publishing Company; New York, NY. September 1891-May 1924.

Sioux Falls City Directories: 1904, 1905, 1907, 1912, 1916, 1917, 1918, 1927, 1928, 1948, and 1952.

Sioux Falls City Directories, 1917. Page 5, Inside advertising pages.

Sioux Falls City Hall, Office of Building Permits and Engineering. Building remodeling plans dating from 1989 to the present.

Sioux Falls Public Library, Caille Room Historical Collections, 201 North Main Avenue, Sioux Falls, South Dakota.

Smith, Charles A. *A Comprehensive History of Minnehaha County, South Dakota – Its Background, Her Pioneers, Their Records of Achievement and Development.* Educator Supply Company: Mitchell, South Dakota.

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Verbal Boundary Description

Lot 2 of Zip Addition to the City of Sioux Falls; and, The North 124 Feet of Lot B in Tract 17 of County Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section 16, Township 101 North, Range 49 West of the 5th P.M. according to the recorded plat thereof (being all that part of said Lot B except that part thereof extending 138 feet north from the north Line of Eighth Street and, Lot C on Tract 17 of County Auditor's Subdivision of the Southwest Quarter (SW 1/4) of Section 16, Township 101 North, Range 49 West of the 5th P.M. ___ City Sioux Falls County Minnehaha State South Dakota

Boundary Justification

The boundary includes all the property associated with the Farley-Loetscher Company Building I.