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NATIONAL REGISTER

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Central Block other names/site number NA

2. Location

street & number 321-325 S. Pierre Street city, town Pierre state South Dakota code SD county Hughes code SD 065 zip code 57501

3. Classification

Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [X] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1. Name of related multiple property listing: NA. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [] See continuation sheet. Signature of certifying official: [Signature] Date: 12/15/88. State or Federal agency and bureau: South Dakota SHPO.

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: _____ Date: _____ State or Federal agency and bureau: _____

5. National Park Service Certification

I, hereby, certify that this property is: [X] 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:). Entered in the National Register: [Signature] 1/19/89. Signature of the Keeper: _____ Date of Action: _____

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; department store
COMMERCE/TRADE; specialty store
COMMERCE/TRADE; professional
COMMERCE/TRADE; business
COMMERCE/TRADE; restaurant

Current Functions (enter categories from instructions)

COMMERCE/TRADE; specialty store
DOMESTIC; multiple dwelling
WORK IN PROGRESS

7. Description

Architectural Classification

(enter categories from instructions)

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

Materials (enter categories from instructions)

foundation Stone
walls Brick
Wood
roof OTHER: Tar
other Stone
Metal

Describe present and historic physical appearance.

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Situated in the heart of the historic business hub of the capital city of Pierre, the Central Block is a rectangular two-story commercial building. Rising from a stone foundation, the walls are of brick masonry construction. The building is capped by a canted flat roof covered with tar. Constructed in early 1884 with St. Louis pressed brick and Kansas stone trimmings, it is designed in the popular commercial style with some Italianate features. While the lower level front facade has suffered numerous alterations over time, the upper level facade retains its original architectural integrity. In addition, the upper level office spaces, which are now used for apartments, and the common hallway remain much as originally constructed.

The original front (east) facade comprised wood and glass store fronts with large French windows and separate doors for each retailer centered in each bay. These store fronts have been replaced by modern assemblies of wood, metal, brick, and glass. A central entry door leads to the second story. Originally, this entry door was capped by a fanlight and transom. Although still extant these features are now covered by modern siding and are concealed from view on the outside. Second story fenestration on the front facade includes seven elongated rectangular windows with stone window hoods. Situated above the stairway entrance, the center window is capped with a carved stone plaque with the words "CENTRAL BLOCK" in relief. Above the window line is an intricate pressed metal cornice, supported by brick corbelling. The upper level windows have been covered with plywood. The ghost of a secondary cornice between floors, removed in recent times, is still evident. A rear entrance was included in each bay and an exterior staircase led to a centered rear second story entrance. As additional buildings abutted the Central Block, the side windows were covered. One story cement-block additions have been connected to the rear of each bay.

Initially, the building's first story entrances were much higher than the level of the street and were accessed by wooden stairways. The basement level was partially exposed on the east (front) side of the building. A set of warehouse doors was centered in the basement for street access via a sloping driveway. The street level was raised 1.9 feet in 1885 to allow better drainage. With the installation of a city sewer system in 1906, the street grade was raised an additional four feet. The basement entrance and the wooden stairs leading to the first floor were eliminated.

Significant original interior features on the first floor include pressed-tin ceilings above modern suspended ceilings. The original basement street doors also survive. In addition, much of the second story remains unchanged including painted woodwork, wainscoting, door moldings, transoms, and some light fixtures. Most of the second story apartments have modern suspended ceilings; however, the original plaster ceiling still exists in the central

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hallway and in a few of the closets.

The common wall on the first floor between the south bay and the neighboring building was removed in 1969. It was replaced in 1988.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce

Period of Significance

1884-1938

Significant Dates

NA

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

9. Major Bibliographical References

See continuation sheet

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

Specify repository:

South Dakota State Archives

10. Geographical Data

Acreeage of property Less than one acre

UTM References

A

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3	9	2	0	0	0
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4	9	1	3	1	4	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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Zone Easting Northing

Quad.: Pierre, Scale: 1:24000.

See continuation sheet

Verbal Boundary Description

The nominated property is bounded by the legal description as recorded in the Hughes County Register of Deeds office: Lots 7 and 8, Block 7, Original Plat of Pierre, Hughes County, South Dakota.

See continuation sheet

Boundary Justification

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

See continuation sheet

11. Form Prepared By

name/title Pam Nowak, consultant (w/technical assistance by John Rau, SHPO staff)

organization _____ date November 8, 1988

street & number 116 N. Huron Street telephone 605-224-1118

city or town Pierre state South Dakota zip code 57501

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Under Criterion A of the National Register Criteria, the Central Block is significant in the area of commerce, because for over 100 years, it has been the home of vital retail businesses serving the local community. Constructed in 1884, the building was one of the first masonry commercial blocks erected in Pierre. It remains today one of only a very few historic buildings within the city's original commercial district. Under the South Dakota Historical Preservation Plan, the Central Block relates to the historic context labeled: IV. Permanent Rural and Urban Pioneer Settlement, D. Urban Development, 1. Commercial Structures.

Hughes County was created in 1873 and organized in 1880. Permanent settlement in the area began in the 1820s with fur trading ventures along the Missouri River. In 1832, Fort Pierre Chouteau was founded on the west bank of the river by its namesake who was manager of the upper Missouri basin interests of the powerful American Fur Company. That company occupied the fort until 1855, when it sold the facility to the Army and built a replacement structure. The latter fort lasted until 1865 when it was abandoned. Little activity took place in the region until the Black Hill gold rush of the 1870s, when supply wagon trains originated there. The city of Pierre was founded on the east bank of the river as "Mato" in 1878 and was renamed in 1880. (1) When South Dakota was admitted into the Union in 1889, Pierre was chosen by the voters as the state capital due in part to its central location. It has continued to be the center of South Dakota politics and government ever since. In addition, the city serves as the hub of commerce and transportation for the vast plains region surrounding it.

The Central Block was constructed on the west side of Pierre Street in early 1884, during the height of the community's second building boom. It was commissioned by Pierre businessmen Sharon G. Evans, Edwin Sharpe, and E. C. Henderson. According to The Pierre Daily Signal, in a special feature article on December 2, 1884, the building was "one of the first of its kind projected in Pierre." Frequently referred to as "the handsomest [building] in town," it provided space for two major retail businesses on the first floor and for several small professional offices on the second floor. It served as a prototype for further business construction in the city during the next 25 years. In fact, development of the community was widely publicized in newspapers throughout the eastern United States, and the Central

1.

An older sister community named Fort Pierre, after the trading post, still exists on the west bank of the Missouri River; however, it never grew to be as large as the capital city. The fur trading posts Ft. Pierre (1832-57) and Ft. Pierre II (1855-1865) are now historic archaeological sites and are listed on the National Register.

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Block figured prominently in this promotion. In March of 1884, the Northwestern Land Association, headed by W. S. Wells, spent \$10,000 on advertisements in some 200 newspapers to promote the city. Replacement of the single-story frame structures with modern masonry buildings, such as the Central Block, lent greatly to the community's attraction and enhanced its candidacy as the future state capital.

On September 17, 1884, the Republican Territorial Convention Ball was held in the new building. The event served as an appropriate grand opening for the new building, as several hundred guests were entertained by the Rochester Orchestra. Considerable speculation circulated concerning which of the city's new and thriving businesses would occupy the block. Shortly thereafter, J. T. Goodes & Company announced relocation of their business to the building with an entirely new selection of stock. D. W. Foley also negotiated for space for his saloon, and it was rumored that a new bank was interested in establishing an office there as well.

By 1887, William F. Baird had assumed control of much of Edwin Sharpe's property, including the prosperous Central Block venture. Baird was a partner in the renowned Baird, Burke & Brown real estate firm, which continues today as Burke Real Estate. His wife, Alice, gained prominence in the area as the city's first female physician specializing in "diseases of women and children." She operated her practice in the Central Block throughout the 1890s.

In 1901, Henry R. Horner acquired a one-quarter interest in the property. Two years later, he purchased a second one-quarter interest giving him ownership of the entire south one-half of the Central Block. H. R. (Jack) Horner (9/04/1853 to 1/03/1930) served as 1884 delegate to the Hughes County Republican convention and as Pierre City Attorney. He was elected to the South Dakota Senate in 1893 and again in 1897. He later served as reporter for the State Supreme Court and was vice-president of Pierre National Bank (now BankWest). Horner's law firm—Horner, Martens, and Goldsmith—exists today as May, Adam, Gerdes and Thompson and is the oldest law firm in South Dakota. He as a long-time politician, humanitarian, and commercial promoter in the city.

In 1928 the property was granted to his son, Henry R. Horner, Jr. (1891 to 1961). H. R. Horner, Jr., (Harry) was also a noted Pierre attorney and supporter of commerce. His law practice was located in the Central Block for many years. He served as Hughes County Judge and State's Attorney. Ownership of the Horner interest was deeded to his wife Pearl in 1952. The south one-half of the Central Block is currently owned by Horner's daughter, Nancy

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Hergarten of Austin, Texas. The north one-half is owned by Pierre businessman Jim Stephens.

In continual use since its construction, the building has served as a home for grocery, pharmacy, clothing, variety, and appliance stores. It has housed some of the city's most prominent attorneys, real estate agencies, and health care professionals. Tenants have included Kernan Grocery Company; D.I. Willard & Co. Grocery; Crawford & DeLand, Attorneys at Law; Dillon & Holmes, Attorneys; the Cozy Restaurant; Dorothy Grocery; Schubert Pharmacy; Vilas Drugs; Thomas Grocery Company; the Center Market; McKay-Kelley Drug Company; the Josie Kelley Store; Downes Electric and Hardware; the Trading Post; and Karl's TV and Appliance. Current tenants include Brady's Menswear, in the north half, and The Flower Basket, in the south half. Certified restoration of the historic store front on the south half is currently in progress.

The period of significance of the nominated property extends from its date of construction in 1884 to 1938, the established 50-year cut-off date for the National Register.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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- Dakota Journal. August 7, 1884 and August 21, 1884. South Dakota State Archives. Pierre, South Dakota.
- Deeds Abstract. Lots 7 & 8 of Block 7 in Original Plat of Pierre. Registrar of Deeds. Hughes County, South Dakota.
- The Evening Free Press. August 30, 1884; September 16, 1884; September 17, 1884; and September 18, 1884. South Dakota State Archives. Pierre, South Dakota.
- Historic Photos of Downtown Pierre/Street Views. South Dakota State Archives. Pierre, South Dakota.
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- Sanborn-Perris Fire Insurance Maps. New York: Sanborn-Perris Map Co., Ltd. 1884, 1885, 1887, 1892, 1903, 1908, 1915, 1927, 1941.
- Schuler, Harold H., A Bridge Apart. Pierre, South Dakota: State Publishing Co., 1987.

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PHOTO DOCUMENTATION

1.

Central Block
321-325 Pierre Street, Pierre, Hughes County, South Dakota
by Timothy Nowak
August 1988
Neg.: Nancy Hergarten
2104 Cypress Point West
Austin, TX 78746
East (front) facade, camera facing west
Photo No. 1

2.

Central Block
321-325 Pierre Street, Pierre, Hughes County, South Dakota
by Timothy Nowak
August 1988
Neg.: Nancy Hergarten
2104 Cypress Point West
Austin, TX 78746
East (front) facade, detail of cornice, camera facing west
Photo No. 2

3.

Central Block
321-325 Pierre Street, Pierre, Hughes County, South Dakota
by Timothy Nowak
August 1988
Neg.: Nancy Hergarten
2104 Cypress Point West
Austin, TX 78746
East (front) facade, detail of north end of cornice, camera facing west
Photo No. 3

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4.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

by Timothy Nowak

August 1988

Neg.: Nancy Hargarten

2104 Cypress Point West

Austin, TX 78746

East (front) facade, detail of south end of cornice, camera facing west

Photo No. 4

5.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

by Timothy Nowak

August 1988

Neg.: Nancy Hargarten

2104 Cypress Point West

Austin, TX 78746

East (front) facade, detail of relief lettering, camera facing west

Photo No. 5

6.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

by Timothy Nowak

August 1988

Neg.: Nancy Hargarten

2104 Cypress Point West

Austin, TX 78746

East (front) facade, detail of window hoods, camera facing west

Photo No. 6

7.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

Photographer unknown

1952

Neg.: South Dakota State Archives, Pierre

Historic photo of east (front) facade, camera facing west

Photo No. 7

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8.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

by Timothy Nowak

August 1988

Neg.: Nancy Hargarten

2104 Cypress Point West

Austin, TX 78746

West (rear) facade, camera facing east

Photo No. 8

9.

Central Block

321-325 Pierre Street, Pierre, Hughes County, South Dakota

by Timothy Nowak

October 1988

Neg.: Nancy Hargarten

2104 Cypress Point West

Austin, TX 78746

Interior hallway, upper floor

Photo No. 9