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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 Stock Yards State Bank and Tri-State Wholesale Grocery Co
other names/site number Stockman's

2. Location

street & number 201/207/211 North Weber Avenue not for publication N/A
city or town Sioux Falls Vicinity N/A
state South Dakota Code SD county Minnehaha code 099 zip code 57103

3. State/Federal Agency Certification

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

Jay D. Vogt 12-15-2003
Signature of certifying official Date

South Dakota SHPO
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

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

Date of Action

Edson H. Beall 1/28/04

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>2</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>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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

Stock Yards State Bank and Tri-State
Wholesale Grocery Co
Name of Property

Minnehaha County, South Dakota
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce	Financial Institution
Commerce	Warehouse
Commerce	Specialty Store
Domestic	Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Work in Progress	Sub: _____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

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

Materials (Enter categories from instructions)

Foundation	Quartzite
Roof	Asphalt
Walls	Brick
Other	_____

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 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)

Architecture

Period of Significance

1910-1919

Stock Yards State Bank and Tri-State
Wholesale Grocery Co
Name of Property

Minnehaha County, South Dakota
County and State

Significant Dates 1910
 1919

Significant Person 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: _____

Stock Yards State Bank and Tri-State
Wholesale Grocery Co
Name of Property

Minnehaha County, South Dakota
County and State

10. Geographical Data

Acreege of Property 0.25

UTM References

(place additional UTM references on a continuation sheet.)

Sioux Falls East

1	<u>14</u>	<u>684196</u>	<u>4824065</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </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 Lynda B. Schwan
organization SD SHPO date September 3, 2003
street & number 900 Governors Drive telephone 605-773-6056
city or town Pierre state SD zip code 57501

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)

Stock Yards State Bank and Tri-State
Wholesale Grocery Co
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

name Randy and Kathleen Perkins
street & number 6624 West 55th Street telephone 605-274-9274
city or town Sioux Falls state SD zip code 57106

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 Stock Yards State Bank, the first building constructed in 1910 and the Tri-State Wholesale Grocery Co, the second building linking the two constructed in 1919, is located in Sioux Falls, Minnehaha County. The property is located outside the Old Courthouse and Warehouse District by two city blocks.

The buildings sit on a wedge shaped corner lot, the building mimics this wedge shape. It is designed with the facade facing Weber Street. The 1919 building extends from the rear of the 1910 building on Weber Street. The foundation for both sections is quartzite and the walls are brick.

The 1910, buff colored brick building, has a central large plate glass window opening. The opening has been covered with wood paneling but the brick sills and lintels can still be seen. The second floor has two one-over-one double hung windows with brick sills and lintels. Engaged brick columns extend from the ground level to the tops of the second floor windows. They culminate with decorative brick details. The parapet has dentils and soldier course brick details.

The west elevation of the 1910 building, located beside the railroad tracks, has four one-over-one double hung windows on the first floor. Each window has a brick sill and an arched brick lintel. The windows have been covered with wood paneling. The second floor has three one-over-one double hung windows with brick sills and arched lintels in the southern portion. The northern portion has two smaller one-over-one double hung windows with brick sills and arched brick lintels. Each of the windows on the second floor has been covered with wood paneling.

The east elevation of the 1910 building has a central entry with a transom on the first floor with two Chicago style windows on either side of the doorway. Each of the large window openings have transom windows. At the northeast corner is a smaller entry door with a very large transom window. The second floor has five sets of two one-over-one double hung windows. There is a one-over-one double hung window at the northeast corner directly above the small entry door. Between each of the large window openings is an engaged brick column extending from the ground level to the tops of the second floor windows. They culminate with decorative brick details. The parapet has dentils and soldier course brick details.

The 1919, red brick colored building, connects at the north elevation of the 1910 building. The first floor, of the east elevation, has a garage door at the corner where the two buildings connect. To the north of the garage door are two bricked windows openings. The second floor has three bricked window openings. These areas will be opened and have one-over-one double hung windows inserted into the openings.

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The north elevation of the 1919 building has a garage door opening in the center of the first floor. There is also an entry door at the northwest corner of the first floor. There are no openings on the second floor.

The west elevation of the 1919 building has three blocked openings on the first floor. The second floor has three window openings. They will have one-over-one double hung windows inserted.

Significance

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.

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 During the winter of 1870-71 streets were laid out and lots made available for sale. Sioux Falls was finally incorporated as a village in 1877 and the first railroad arrived in town at the relatively late date of 1878. The village was granted a city charter from the state in 1883 and in 1889 Sioux Falls became an incorporated city. By 1890, Sioux Falls had established itself as the largest city in South Dakota, with a population nearly three times larger than any other city in the

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state. Between 1878 and 1893, Sioux Falls developed into a regional trade center with five railroads, a streetcar system, and most major utilities. The downtown was also transformed from a collection of false front commercial buildings lining dirt streets, to an urban core with large, brick and stone commercial structures and paved streets.

From 1909-1917, the city of Sioux Falls saw relatively steady growth. 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 warehouse area, with its important rail connection.

The 1910 building was first constructed for the Stock Yards State Bank. They occupied that building until 1919 when the bank changed names to Commercial and Savings Bank. The 1919 building was owned by the Grigsby's and the first tenant was the Tri-State Wholesale Grocery Co. These services were made possible by the arrival of the railroad in Sioux Falls. The two buildings were joined as one in 1924 when the Polk City directory listed the Tri-State Wholesale Grocery Co as the owner of all the buildings on this lot.

The Commercial style in South Dakota is identified generally by multiple stories. Most are constructed of masonry and have multiple bays with large storefront windows and an entryway. Most Commercial style buildings have been altered, particularly the storefronts and interior areas. The Stock Yards State Bank and Tri-State Wholesale Grocery Co buildings fit into the Commercial style trends of South Dakota. They are constructed of masonry and have multiple bays. Unlike most commercial buildings in South Dakota, this building has not been significantly altered and has good integrity. It also exhibit architectural details not typically found on the Commercial style including decorative capitals on the engaged columns and the elaborate brick details on the parapet.

The Stock Yards State Bank constructed in 1910 and the Tri-State Wholesale Grocery Co constructed in 1919, are eligible for the National Register of Historic Places under Criterion C for their significance as a Commercial style buildings in Sioux Falls. The Commercial style buildings are significant to Sioux Falls as there are very few industrial/warehouse buildings with integrity in this area of the City.

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Bibliography

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

Sioux Falls City Directories: 1904, 1905, 1907, 1912, 1916, 1917, 1918, 1924-2002.

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.

Verbal Boundary Description

The South 196 Feet of Tract 4 of County Auditor's Subdivision of the Southeast Quarter (SE1/4) of Section 16, Township 101 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, according to the recorded plat thereof, and the West 4 Feet of Vacated Weber Avenue adjacent thereto.

Boundary Justification

The boundary includes all the property associated with the Stock Yards State Bank and Tri-State Wholesale Grocery Co.