

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 an 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 Fourth Street Historic District

other names/site number Lower Fourth Street Historic District

#### 2. Location

street & number 1002-1128 Fourth Street

n/a [ ] not for publication

city or town Sioux City

n/a [ ] vicinity

state Iowa

code IA

county Woodbury

code 193

zip code 51101

#### 3. State/Federal Agency Certification

As the designated authority under the National Preservation Act, 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. I recommend that this property be considered significant [ ] nationally [ ] statewide [ x ] locally. ( [ ] See continuation sheet for additional comments.)

*Patricia Orlin King, SITPO 6-27-95*

Signature of certifying official/Title

Date

*Iowa*

State of 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 certifying official/Title

Date

State or Federal agency and bureau

#### 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:)

*for  
Edson H. Beall*

Signature of the Keeper

Entered in the  
National Register

Date of Action

*8/15/95*

Fourth Street Historic District  
Name of Property

Woodbury County, Iowa  
County and State

**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**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	1	buildings
		sites
		structures
		objects
14	1	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/restaurant

**Current Functions**

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/restaurant

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN:Romanesque

**Materials**

(Enter categories from instructions)

foundation STONE

walls STONE

BRICK

roof ASPHALT

other STONE

TERRA COTTA

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Fourth Street Historic District  
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**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.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or 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.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

**Period of Significance**

1889-1914

**Significant Date**

1889

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Brown, Charles P

Loft, E.W.

**9. Major Bibliographical References**

**Bibliography**

(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: \_\_\_\_\_

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Woodbury County, Iowa  
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**10. Geographical Data**

**Acreege of Property** 4.13

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 [1][5] [7][1][4][1][1][0] [4][7][0][7][7][8][0]  
Zone Easting Northing

2 [1][5] [7][1][3][8][5][0] [4][7][0][7][6][6][0]  
Zone Easting Northing

3 [1][5] [7][1][4][1][1][0] [4][7][0][7][6][6][0]

4 [1][5] [7][1][3][8][5][0] [4][7][0][7][7][8][0]

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Barbara Beving Long

organization Loucks & Associates, Inc. date December 3, 1994

street & number 7200 Hemlock Lane, Ste. 200 telephone 612/424-5505

city or town Maple Grove state MN zip code 55369

**Additional Documentation**

Submit the following items with the complete 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)

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

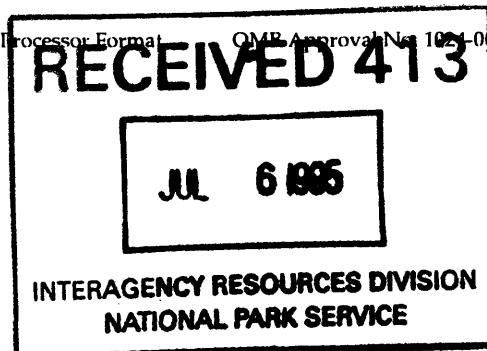
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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 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 Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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Fourth Street Historic District  
Woodbury County, IA

**Descriptive Summary.** Located in Sioux City, Iowa, "far and away the leading site of Richardsonian influence in Iowa,"<sup>1</sup> the Fourth Street Historic District is notable for its collection of distinctive Richardsonian Romanesque commercial buildings. Fueled by a combination of Eastern speculative investment and local development beginning in 1889, the compact 15-building district is characterized by rusticated rock-faced stonework, contrasting stone and terra cotta trim, exceptional brickwork, enriched capitals and other foliate detail, and arcades of round arches. The district retains historic integrity related to its location, design, setting, materials, workmanship, and associations with a particularly prosperous period of Sioux City's historical development. Two buildings (The Boston Block, 1005-13; Evans Block, 1126-28) were previously listed in the National Register and are "key" contributing elements in the 15-building district. Twelve others also contribute to the historic appearance of the district, with three of the twelve ranking as "key" contributors.

**General Characteristics.** The Fourth Street district contains the best concentration of late 19th century commercial buildings in the city. Facades are uniformly presented along the street, and all but one of the 15 buildings are arranged along either side of a two block expanse of urban commercial Sioux City. The exception is the former boiler house or steam plant (1014)<sup>2</sup>, which is properly located behind buildings. Nearby land use--a parking lot for a modern convention center, viaduct, railroad tracks, small parking lots within the district, and a notable change in grade--contribute to a sense of separation and isolation from other commercial properties in the vicinity.

Multiple stories predominate, with five buildings extending four or five stories, five others are two stories high, and there are two three-story and three one-story examples. Building size is similarly diverse and ranges from the massive Plymouth Block (1100-10), which occupies a full quarter block, to the approximately 25' wide Perasso Building (1127). Despite the variety of sizes, unifying factors (especially materials, Richardsonian elements and dates of construction) and the visual dominance of certain key examples provide a unified and singular commercial district.

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<sup>1</sup>Paul Larson, Curator's Introduction, in *The Spirit of H.H. Richardson on the Midland Prairies* (Ames: Iowa State University Press, 1988), p. 19.

<sup>2</sup>The building list below is arranged by street number along the north and south sides of the street, as is the district map.

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Dates of construction for contributing buildings begin with 1889 and extend to approximately 1914. Eight buildings date 1889-c.1897, seven of them exhibiting character-defining Richardsonian detail and massing. Six early 20th century examples display brick colors (tans, browns) and geometric detail associated with turn-of-the-century modest commercial design. One building in the district (1116) is faced with stucco. Constructed around 1925, this sole noncontributing building in the district was built to house a White Palace restaurant. (Photo 4.)

While the period of intense construction of the most prominent buildings occurred between 1889 and c. 1897, smaller scale infill commercial construction continued until 1914 when the present district was essentially in place. There are no modern intrusions and no known archeological resources of possible significance.

**Unifying Features.** With the exception of the utilitarian steam plant, all seven Fourth Street buildings from the late 19th century exhibit prominent Richardsonian Romanesque materials, detail, scale, color, and proportion. The following stylistic features are well represented in the district, as the list of building street numbers in parentheses demonstrates:

1. Round arches (1105-13, 1019-21, 1101-03, 1105-13; 1126-8, 1100-10, 1010-12)
2. Rock-faced masonry (1105-13, 1101-03, 1105-13; 1126-8, 1100-10, 1010-12)
3. Arches, lintels, or other features of contrasting material or texture (1105-13, 1101-03, 1105-13; 1126-8, 1100-10, 1010-12)
4. Sense of weight and massiveness of form (1105-13, 1105-13; 1126-8, 1100-10)
5. Straight-topped windows separated by masonry mullions and transoms (1105-13, 1101-03, 1105-13; 1126-8, 1100-10, 1010-12)
6. Ribbon windows, some with colonettes (1105-13, 1019-21, 1105-13; 1126-8, 1100-10, 1010-12)
7. Diminished arch size as move up the building (1126-28, 1100-10)
8. Massive entry arch with series of colonettes and rich carving (1126-28)
9. Intricate foliate detail in stone or terra cotta (1101-03, 1126-8, 1100-10, 1010-12)
10. Courses and textural "quilted" panels of rock-faced stone (1105-13, 1105-13; 1126-8)

The five "key" contributing buildings exhibit most of these ten Richardsonian Romanesque qualities and serve to highlight the distinctive, character-defining qualities that constitute the district. The Krummann Block (1101-03, photo 2) and the Plymouth Block (1100-10, photo 6) directly across the street each have immense round brick arches rising from two to three stories and marching along both facades of these corner buildings. Delicate terra cotta detail is a feature on both and is also displayed on the Major Block (1010-2, photo 7) down the street. Built by the same investment company, the Boston Block (1005-13, photo 1) and the Bay State Block (1105-13, photos 2, 3) were both designed with large plate glass and cast iron two story storefronts, the textures of which contrast notably with the heavy rock-faced stone above.

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Another contributing property, John Stevenson's Saloon (1019-21, photo 1), also exhibits Richardsonian stylistic features but is a more modest example.

Turn-of-the-century buildings in the district are of considerably smaller scale than their late 19th century neighbors. While at variance in color, stylistic influence, and size with their elders, they represent the maturation of the district which occurred after the less than ten year initial boom. In common with slightly older examples in the district, these buildings are brick and exhibit corbelling or other cornice detail. The Ego Hotel (1119-23) and the Lee Block (1016-24) are good examples. (Photos 2, 7, respectively.)

**General Condition.** Alterations are generally confined to cosmetic storefront modifications performed over the years. The district has long labored under an unsavory reputation, with neglect of routine maintenance a result. While some properties are deteriorated, most retain significant architectural qualities, detail, and materials, an unintended byproduct of years of disregard. Plans are afoot to undertake a major rehabilitation of the district. The Boston Block was expertly rehabilitated in 1984.

No new construction has occurred in the district since the 1920s. Some minor buildings have been razed over the years, and there are open spaces (now parking) at the Virginia Street end of the district, also between 1116 and 1120 and between 1005-13 and 1019-21 Fourth Street. (See sketch map, Figure 1.) A comparison of Sanborn fire insurance maps for 1890 and 1902 shows that a two story building once stood just west of the Boston Block, while two story saloons (two) and a restaurant were just east of the Boston Block. Likewise, two story stores, saloons or restaurants (four businesses in all) occupied a one and a two story building between the Evans Block and the Plymouth Block in 1902.

**Building List.** Using a simple data base, comparisons were made for city directory entries for 1897, 1901, 1912, 1913, 1914, 1919, 1921, 1924, 1930, 1934, 1944, 1954, and 1980. These entries were also compared with Sanborn fire insurance maps for 1886, 1890, and 1902. Unless otherwise noted, the city directories and Sanborn maps were the sources for historical documentation of the properties discussed below. Some statements, especially regarding architects, are documented in Section 8 of this nomination.

*Two blocks, north side of Fourth Street between Virginia and Iowa Streets*

**1005-13. The Boston Block.** *KEY Contributing.* Individually listed in the NRHP, the massive (100'x140') five-story stone-faced building is one of three in the district developed by the Boston Investment Company. Constructed in 1890-1, the massive stone-faced building anchors the

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northwest corner of the district. Notable features include rusticated rock-faced gray Ohio sandstone, contrasting slender round-arched arcades of paired upper windows. In 1984 a proper rehabilitation was undertaken; particularly successful are the prominent two-story cast iron and glass storefront windows which span the main facade. According to the NRHP nomination, long time occupants include the Hicks-Fuller-Pierson Dry Goods Company (1908-22) and Aalf's Paint and Glass Company and H.A. Baker Company (after 1923). Architect: E.W. Loft. (Photo 1.)

**1019-21. John Stevenson's Saloon.** *Contributing.* Built after 1890 and by 1897, the painted brick veneered building exhibits the fine Richardsonian Romanesque round arches which characterize the district. The two story building features a simple painted metal moulded cornice having widely spaced consoles and intervening dentils and a rugged stone course which also acts as sills for the many upper story windows. Alterations are unintrusive: metal storm windows with modern infill above them and storefront alterations for the now closed department store. A saloon remains in operation where John Stevenson ran his taproom, and there was a saloon in the building in 1897, 1901, 1908, and 1912-14. In the 1920s soft drinks were dispensed. The second story provided lodging in the early years. (Photo 1.)

**1101-03. Krummann Block.** *KEY Contributing.* Built in 1889 (see date block on south facade) by 1857 Sioux City arrival Samuel Krummann, the distinctive three story brick building anchors the corner of the block. Particularly impressive elements include the rounded corner with entrance, use of terra cotta detail in foliage patterns, and brick with rounded edges at the unique "columns" which separate the prominent bays. The emphasis on curves and round shapes continues with massive round arched windows which bell out slightly in the "quilted" brick space between the second and third stories. Alterations are confined to changes to the storefront, including an easily removable metal sign. The top of the final bay of the west facade deteriorated and was removed. On the upper stories, wood window frames are original. Krummann operated a grocery store in the building from 1889 until 1915 when he retired, but the corner lot remained a grocery into the 1930s. Various small businesses and roomers occupied the upper stories. Long-term occupants included Dr. Kate Z. Horner (1897-1930) and O.E. Jacobson (Swedish publisher of the *Svenski Monitorer* and steamship agent, 1901-24). Architect: Charles P. Brown. (Photo 2.)

**1105-13. Bay State Block.** *KEY Contributing.* One of three in the district which the Boston Investment Company developed, the four story stone-faced building was built in 1890 and displays features which characterize the finest architectural qualities of the district: roughly dressed rusticated stone, textural effects in stone ("quilted" blocks, consoles, block courses),



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contrasting smooth stone detail, some with organic carving (the colonettes are especially notable), arcaded windows, and large windows (here window frames with metal I-beam lintel and metal mullions) between heavy stone piers. According to contemporary accounts, Ohio gray sandstone was used, and the first story was "entirely of iron and glass."<sup>3</sup> Five stores occupied the first floor the beginning of 1891. Work was begun in 1890 and completed by January of 1891. A variety of retail ventures occupied the ground floor stores over the years, including furniture companies, shoe wholesalers, the Larson & Anderson grocery (1919-1954), saloons, pool halls, and restaurants. Early on, the upper floors were let to residential roomers, as many as 34 in 1921. Alterations are confined to a modern storefront which spans the five-bay wide main facade. At least one original cast iron ground floor pilaster remains visible, and it is possible that others exist behind the modern storefront. Architect: E.W. Loft. (Photos 2 & 3.)

**1119-23. Ego Hotel/EGRALHARVE Building.** *Contributing.* Built after 1902 Sanborn coverage, the building was known as the Ego Hotel by 1912, around the probable date of construction. The Assessor has assigned a construction date of 1910. Johnson's Restaurant was on the site from 1901 to 1924; the Virginia Cafe was there from perhaps 1930 until at least 1954.

Other businesses represented include Neswick Brothers pool hall (1912-54) and L.D. Hamilton's barber shop (1912-54). Extremely long, the 13 bay, two story, dark tan, brick-faced building occupies most of the half block. Attractive brick corbelling and continuous brick lintel courses highlight the cornice area. The sign "EGRALHARVE" is centered in the simple stepped parapet. The ground floor facade was remodeled in 1983 and opaque panels of painted wood siding were applied. An off center recessed entrance may not be the original location. The original wood double hung second story windows remain. The upper floor still contains sleeping room space, has no electricity, and is not occupied, according to Assessor records. The unusual name, "EGRALHARVE", results from the combination of the names Egbert, Ralph and Harvey, sons of prominent Sioux Cityan Gordon Badgerow, presumed to the developer of the building. (Photo 2.)

**1127. Perasso Building.** *Contributing.* The modest one story brownish brick building is one bay wide but extends back to the alley. Principal elements include the chamfered corner entry, angled stone caps on shallow pilasters at the entrance, and two large storefront windows (now covered over). Three tiny windows placed high on the facade march along the side of the NPS building. Alterations appear minimal. Members of the Perasso and Coury families and others are associated with the property in city directory entries. The first entry, for 1897, lists the

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<sup>3</sup>"Some big buildings," *Sioux City Journal*, January 1, 1891.

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Antonio Perasso confectionery, and Perassos operated a confectionery on the property from 1914 to around 1930 when Charles Coury took over. Other uses include a saloon and cigar store. It is possible the Perasso family owned the property as early as 1897 and built the present building (or extensively altered an older one) some time in the early decades of the 20th century, based on the building's appearance. *Two blocks, south side of Fourth Street between Iowa and Virginia Streets*

**126-28. Evans Block.** *KEY Contributing.* Listed in the NRHP. Although not a product of the Boston Investment Company, the locally financed Evans Block was among those singled out for praise the end of 1890:

It is one of the handsome blocks of the city, being of Black Hills sandstone, cut in large blocks, and presents a very massive and substantial appearance. It is four stories in height, and about 40 by 100 feet, besides a high basement. The first floor will contain the handsome banking room of the new Northwestern National bank, which has been organized with a capital of \$200,000, and will begin business in a short time.<sup>4</sup>

Notable characteristics include the roughly dressed stone, contrasting stone, carved foliate detail, and textural effects through stone squares ("quilting") and panels. The deeply recessed semi-circular entry portal is particularly noteworthy. Largely unoccupied but still in use, many windows have been covered over. The rear facade is deteriorating, the brick crumbling in places. The sandstone is weathering as well, perhaps a result of relatively recent sandblasting cleaning. Fred T. Evans' Northwestern National Bank was short-lived, and the building was known as the Stephens Block by 1912. As early as 1897 William Stephens & Company operated a drugstore in the building. Subsequent tenants included a baking powder manufacturer (1901-08), the Hamilton Laundry (1912-24), pool hall (1921, 1930), saloon (1908-12, 1944-54), and the Liberty, Majestic or Palace Hotel (1919-54). Evans was prominent in developing the Black Hills regions, especially Hot Springs, South Dakota. He and his son provided the "Evans Black Hills Sand Stone" for the building, also the Hotel Gordon and Union Depot in Sioux City, as well as prominent buildings in Hot Springs.<sup>5</sup> Neither the hotel, which was built across from the Evans Block, nor the depot still stands. Architect: Charles P. Brown. (Photo 4, 5.)

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<sup>4</sup>Ibid.

<sup>5</sup>Constant R. Marks, ed. *Past and Present of Sioux City and Woodbury County, Iowa*, 2 vols. (Iowa City: State Historical Society, 1933), 2: 909-10, 1007-9; advertisement, Evans Black Hills Sand Stone, *Sioux City Journal*, January 1, 1891.

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**1120. Commercial Building.** *Contributing.* The two story commercial building is faced with tan brick and has limited smooth stone trim. Stone lintels and sills call attention to the three upper story windows, which are slightly recessed and framed with a row of corbels. The simple wood framed ground floor openings appear essentially unaltered in this vacant building. The property has seen considerable turnover, with eight types of businesses occupying the site between 1901 and 1954, including Newman's grocery in 1901, Clancey's meat market in 1908, and Machmanowitz the shoemaker in 1912. (Photo 4.)

**1116. White Palace System.** *Noncontributing.* Built on the site of the Iowa Hotel, the present barber shop was built to be a White Palace eatery by 1930. The small building is one story, faced with white stucco over concrete block, and still sports the raised parapet associated with White Palace chain restaurants. Three windows have been shortened, another has been completely stuccoed over. (Photo 4.)

**1100-10. Plymouth Building.** *KEY Contributing.* Long known as the Call Terminal Building, the massive (150'x150') five story 8-by-8 bay block dominates the district. Another Boston Investment Company project, the Plymouth Building displays such key district elements as arcades of round arches (here, immense three story examples), foliate stone and terra cotta ornamentation, cornice detail, centered name block, and parapet. The rhythm of the immense arches is continued in upper stories, but on a smaller scale. Continuous sill courses contribute to the horizontal rhythm as do the top story round arched windows which are grouped in threes. In contrast with other BIC buildings, this example is red brick and features stone and terra cotta trim. Terra cotta is used for long slender foliated panels near the top of the building, for elongated, closely spaced decorated consoles, and for vertical panels between the fourth story rectangular windows, which are grouped in threes. There are stone mouldings, rough sills, and decorated capitals at the immense arches. Wood window frames are original. Alterations are confined to the storefronts. While some have seen complete replacement, others may be only covered over or have received minimal alteration. Termed the "largest building that has ever been erected in Sioux City for exclusively mercantile purposes," the Plymouth Block was constructed in 1890. Occupying an entire quarter block, the \$140,000 structure was intended to house wholesale and light manufacturing concerns. Occupants in 1897 included Erickson Hardware, the O.T. Burness saloon, C.M. Duus men's clothing store, and the A.H. Dutton second hand store. Long time occupants included a bank (1912-30), Van Nostrand Saddlery Company (1912-34), a cap manufacturer (1924-54), clothing manufacturers (1913-54), printing companies (1919-54), barber shop (1912-54), saloon (1897-1914), and a hardware store (1897-present, in same storefront location). Other important tenants over the years included the Sioux City College of Medicine, Metropolitan Business College (forerunner

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of Morningside College), Aalfs Wall Paper Company (before moving to the Boston Block c. 1923).<sup>6</sup> Architect: E.W. Loft. (Photo 4, 6.)

**1016-24. Lee Block. Contributing.** Built after 1902 and by 1912 (when it was known as the Lee Block), the long narrow two story building is brick-faced and extends from the corner (Court Street) to the alley. Recently rehabilitated, the Lee Block displays restrained geometric brick patterns and limited stone trim typical of early 20th century commercial buildings. A modest brick course forms a continuous lintel for simple double hung windows, and there is corbelling above. The broad ground floor replacement cornice is painted wood with applied wood dentils and widely spaced light fixtures. Though not original, it fits the scale, rhythm and design of the original. Store entrances are recessed. Alterations are expected and minor: side door enclosed, limited storefront changes to windows, and some entrances apparently shifted from original locations. The building was apparently intended for stores with rooms on the second floor, which continues to be the case. By 1913, 23 residents lived upstairs. Present in 1912 were a pool hall, drug store, saloon, furniture store, and clothing store. According to the Assessor, the building was constructed in 1911, which is consistent with its design. (Photo 7.)

**1014. Boiler House. Contributing.** Built in 1890, the utilitarian brick boiler house or steam plant is one story set upon a raised basement of stone. A prominent brick smoke stack is located at the southwest corner of the building, which is on the southwest corner of the quarter block the Lee Block occupies. The stonework is crudely dressed, of various sizes, and was improperly mortared at some point. Broad segmental arches for the ample (now enclosed) windows consist of four rows of headers. Closely spaced corbels form the brick cornice. A rather recent double garage addition on the east side of the building is also brick and has a flat roof. Fading signs painted on the south facade reveal that a neon sign business once occupied the building. The steam plant was built to heat the Boston Investment Company's buildings along Fourth Street and is depicted on the 1890 Sanborn map.<sup>7</sup>

**1010-12. Major Block. Contributing.** Though smaller in size (narrower) than the BIC buildings, the 1889 Major Block displays fully as much ornamentation on its four stories. Like the Plymouth Building, deep red brick with very thin mortar joints was used to contrast with the large rock faced dark red stone columns of the base. Terra cotta panels, and lighter stone

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<sup>6</sup>Scott Sorensen and B. Paul Chicoine, *Sioux City. A Pictorial History* (Norfolk: The Donning Company, 1982), p. 97; "New buildings," *Sioux City Journal*, April 4, 1890.

<sup>7</sup>*Sioux City Weekly Times*, June 5, 1890.

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provide another contrast above. Notable features typical of the district include the third story round arched windows (they end with fanciful heads), materials employed, name block (adorned with silhouetted dog's heads in relief), parapet, rounded brick corners (like the Krummann Building), horizontal courses (especially for sills and lintels), and geometric and foliated terra cotta panels. Alterations dating from 1979 seem to be confined to the ground floor, which has received inappropriate grooved and plain paneling which is nearly flush with the wall surface. According to Assessor's records, the upper floors have been vacant from some 25 years. Evidently sensing the development possibilities of Fourth Street, Robert Ortel Major built the block as an investment. Of English and German extraction, the Prussian-born Major lived a colorful life in Russia, Italy, China, and England, before immigrating to Sioux City in 1881. The Major Block was briefly home for the Northwestern College of Commerce and the College of Law of Morningside College, but its chief longstanding tenant was a hardware store, the Ochsner & Orcutt Company (1897-1901) or Forsberg Hardware Company (1908-24). The upper stories provided lodging, variously known as the Acme, Victory, or Major Hotel.<sup>8</sup> (Photo 7.)

**1008. Commercial Building.** *Contributing.* Built after 1902 (when a one story building occupied the site) and by 1912 when multiple usage suggests a two story building, the narrow 27'x75' building is faced with dark red brick and displays simple stone trim: coping, sills beneath paired upper windows having radiating brick voussoirs, and for courses. Brick detail is similarly restrained and consists of courses, dentils, and consoles. Ground floor alterations are apparent: horizontal metal siding (with a tiny window), newer brick foundation below it, and new entrance. By 1912 Henry Ellerbrook operated a barber shop in the building, and Mrs. F. Elmer offered furnished rooms, presumably upstairs. A restaurant occupied the building from 1914 to 1924. (Photo 7.)

**1002-04. Levich/ Nelson Building.** *Contributing.* Built after 1902 and by 1908, the three story 43'x90' building is faced with brownish brick and displays limited stone trim. Smooth stone voussoirs alternate with brick for windows on both stories, providing a classical theme not generally represented in the district. Cornice treatment, like others in the district, is simple and includes corbelling. The ground floor has been completely changed with the addition of vertical white panels and three small narrow windows. The entrance has also been moved, and upper windows have metal frame replacement windows. Despite these changes, the size of the

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<sup>8</sup>Marks, 2: 711-2; Timothy Orwig, *Morningside College. A Centennial History* (Sioux City: Morningside College Press, 1994), p. 21.

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building and the virtually untouched condition of two of the three stories render it a contributing building in the district. Nels Nelson operated a funeral home here from at least 1908 until 1921, and Morris Levich sold furniture in the other ground floor half from 1908 until 1924. (Photo 7.)

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The Fourth Street Historic District is significant under National Register Criterion C for its collection of late 19th and early 20th century buildings which include some of the finest and least altered examples of the Richardsonian Romanesque style in the Midwest. In addition, the district--more than any other collection of buildings in Sioux City--is significant under National Register Criterion A for its association with the series of events related to significant monetary investment by eastern interests in the city's real estate and its development during this era. Working in concert, Sioux City boosters and New England investors formed an interstate team that provoked the development of Fourth Street and was actively involved in the design and construction of major commercial buildings in Sioux City. Their activities provide tangible evidence of the effect of eastern monetary management upon the physical development and economic vitality of communities in the developing West.

Epitomized by the series of lavish booster Corn Palaces built between 1887 and 1891, the late 19th century was an era of notable physical expansion and industrialization in Sioux City, a time tinged with an enormous dose of booster optimism. Developers platted and touted whole new areas, such as Leeds, Highland Park, Northside, and Morningside, some with major industrial development as well. Also during the period, community leaders successfully sought the location of a Methodist college to the community, present Morningside College. Developers built street railway systems to connect with the new suburbs. An incredible 2,367 buildings were constructed in 1890 and 1891. Impressive stone public buildings, including the library/city hall and an immense high school, were built. Population swelled--if only with construction workers for all those buildings--from 19,060 in 1885 to 37,806 in just five years.<sup>9</sup>

Among the major participants in this period of prosperity and development were Sioux City boosters A.S. Garretson, D.T. Hedges, and William Gordon. Beginning in the late 1880s, these enthusiastic promoters allied themselves with the Boston Investment Company, a New England real estate development company headed by eastern capitalists. Porte W. Hewins was president of the Massachusetts Real Estate Company which owned some \$2,000,000 worth of Boston area property. In addition, he was treasurer of the Boston Investment Company. Among the latter company's holdings in 1889 was the Gordon Block in Sioux City.<sup>10</sup>

The eastern investors may have considered Sioux City fertile ground for development on paper, but their visit in 1889 dramatically reinforced this impression. A.S. Garretson arranged

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<sup>9</sup>Sorensen and Chicoine, pp. 67-8; Orwig, pp. 8-9; Barbara Beving Long, *Sioux City, Planning for Preservation Project*, 1993, pp. 4-5.

<sup>10</sup>"Early boom brought huge realty profits," *Sioux City Tribune*, March 27, 1940; Marks, 2:657-8 (Garretson entry); "Sioux City Dirt: its intrinsic value above that of gold or fine linen" *Sioux City Journal*, April 10, 1889.

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a train trip for the investors to show them Sioux City , including the elaborate Corn Palace for that year.<sup>11</sup> The circumstances behind Garretson's and Gordon's associations with the New England interests has not been determined. In early April 1889 a "New England syndicate" acquired title to "\$500,000 worth of Sioux City real estate." Hewins, with his attorney, A.M. Alger, visited Sioux City in April and serious negotiations ensued. The local real estate firm of Henderson & Gordon was directed to "purchase all inside real estate to be had at a reasonable price." Frank C. Henderson was an experienced broker who reportedly "saw the famous Kansas City boom in all its stages and has had an experience which can only be appreciated by people familiar with the details of work in the real estate market."<sup>12</sup>

The April 1889 transactions involved 14 multi-lot sites, including the future locations of the Plymouth and Bay State Blocks in the Fourth Street District. Rather than merely holding onto this real estate in hopes that the value would increase, "it [was] the intention to substantially improve the property, thereby to add to its value, and the improvements will begin during the coming summer."<sup>13</sup>

Planning likely continued through 1889, and by April of 1890 Sioux City architect E.W. Loft had completed plans for the Plymouth, Boston, and Bay State Blocks in the Fourth Street District. These massive projects joined two locally developed properties which had been in place in the district since 1889, the Major Block and the Krummann Block. Another Sioux City architect, Charles P. Brown, was responsible for the Krummann Block as well as another major building built in the district during this period of heady development, the Evans Block. It is possible the Boston Investment Company divided up the commissions between Brown and Loft, for Brown designed the Massachusetts Building and the Lexington Block for them (neither is extant).<sup>14</sup>

By the end of August 1890, construction was well underway for the Plymouth Block, Bay State Block, and Evans Block in the district. Other commercial construction further fueled the construction boom in Sioux City. The Massachusetts Block, another BIC project, was soon to begin. Not content with just one eastern investment company, Sioux City real estate firms sent

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<sup>11</sup>Sorensen and Chicoine, p. 91; Long, p. 4.

<sup>12</sup>"Sioux City Dirt," quote regarding Henderson & Gordon; "Henderson & Gordon," *Sioux City Journal*, April 10, 1889, quote regarding Kansas City boom; "Some Big Buildings," 1891.

<sup>13</sup>"Sioux City Dirt," 1889.

<sup>14</sup>Marks, 2: 909-10; "New Buildings," *Sioux City Journal*, April 4, 1890, lists many Loft commissions.



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representatives to eastern cities, "working up deals of all sorts that look to the introduction of eastern money and interests into Sioux City." Some Sioux Cityans even established offices in the east during the summer of 1890, "while business has been dull and purchasers comparatively few at home."<sup>15</sup>

Boston Investment Company projects as well as local initiative stimulated commercial development from the early 1890s in downtown Sioux City. Also dating from the 1890-93 boom were the Toy and Massachusetts Buildings at Fourth and Jackson, Lexington Block on Fourth between Jones and Jennings, the Iowa Savings Bank Building at Fifth and Pierce (BIC had the controlling interest), the United Bank Building at Fifth and Jackson, and the Merchant's Club House on Fifth Street.<sup>16</sup>

Under the descriptive headline, "Some Big Buildings," the local newspaper noted that some \$1,500,000 in improvements for 1890 were "nearly all on Fourth Street." Termed no less than a "transformation in the appearance of the business streets of the city" (for once no exaggeration), Fourth Street had "been a very hive of industry, with new and splendid buildings arising in nearly every block." Sanborn fire insurance maps for 1886 and 1890 (Figures 2. and 3.) depict the metamorphosis of the Fourth Street district. In 1886 the two blocks between Virginia and Iowa Streets were so bereft of construction that the mapmakers placed the North arrow and other map information in these vacant blocks. Thirteen modest one and two story commercial buildings housed groceries, saloons, a barber shop, blacksmith shop, and hardware store. Two dwellings occupied a half-block site by Court Street, and the Davenport House was also present, soon to be replaced by the Boston Block.

How different the Sanborn mapmakers found Fourth Street in 1890, just four years later. The massive Boston, Bay State, and Plymouth Blocks and their steam heating plant were all under construction, the Krummann, Evans and Major Blocks were in place. In addition, 21 additional new buildings had sprung up in the four years between 1886 and 1890. Commercial development defined Fourth in 1890. One lone dwelling present in 1886 persisted.

Sanborn maps for 1924-40 show that the commercial emphasis in place in 1890 persisted and matured. From 1890 to around World War I, buildings of more permanent and costly materials and design replaced the mostly wood frame buildings extant in 1890. These post-1890 buildings represent the maturation of the district. The final contributing building was

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<sup>15</sup>"The Business Blocks, *Sioux City Journal*, August 25, 1890; "Bringing in eastern money," *Sioux City Journal*, August 31, 1890.

<sup>16</sup>"Some Big Buildings," *Sioux City Journal*, January 1, 1891.

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constructed by 1914. The period of significance, 1889-1914, covers the period of significant commercial development of the district.

In 1890, supremely confident local boosters concluded, "All the blocks being built this year are built on Sioux City's future, and are arranged so that they can be changed to suit tenants." The flexibility was fortunate, given the devastating end to the boom in Sioux City. Problems first surfaced in 1892 when a major flood inundated the city's large stockyards and industrial district along the Missouri River. The following year, the national financial panic swept aside Sioux City's boom with all the others. Pivotal Sioux City businessmen found themselves bankrupt. Within weeks of the collapse of the locally important Union Loan and Trust Company in 1893, more than a dozen major companies followed suit. Eastern investors retained their active involvement in their Sioux City holdings but concentrated on affairs outside Fourth Street, especially the bankrupt stockyards and completing a crucial bridge linking Sioux City and Nebraska.<sup>17</sup> By 1952, Fourth Street was described in far less glowing terms than the 1890s accounts: "This is one area of cheaper beer and cheaper food. It is the home of the pawnbroker. It also is the home of some well established and flourishing businesses."

Regarding the district's significance under Criterion C, Sioux City, Iowa has been described "far and away the leading site of Richardsonian influence in Iowa."<sup>18</sup> The Fourth Street Historic District is notable for its collection of distinctive Richardsonian Romanesque Revival commercial buildings. Fueled by a combination of Eastern speculative investment and local development beginning in 1889, the compact 15-building district is characterized by rusticated rock-faced stonework, contrasting stone and terra cotta trim, distinctive brickwork, enriched capitals and other foliate detail, and arcades of round arches, important defining characteristics of the style. These and other identifying features are described in Section 7 of this nomination.

The district retains historic integrity related to its location, design, setting, materials, workmanship, and associations with a particularly prosperous period of Sioux City's historical development. Fourteen of the 15 buildings contribute to the architectural and historic qualities of the district, and five of the 14 are "key" contributors.

Regional architects of note were responsible for some of the most prominent buildings in the district, including the massive Boston Investment Company examples. John G. Mainland,

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<sup>17</sup> "The Business Blocks, *Sioux City Journal*, August 25, 1890; Sorensen and Chicoine, p. 69; Long, p. 6; "Fourth Street reflects glamorous history of city," *Sioux City Sunday Journal*, December 7, 1952.

<sup>18</sup>Larson, p. 19.

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supervising architect for the BIC, monitored building progress and likely maintained certain design standards, but Sioux City architects claimed credit for the specific designs.<sup>19</sup>

Born in 1856, E.W. Loft designed the three BIC buildings in the Fourth Street district. After living in Dubuque County, Iowa and Beaver Dam, Wisconsin, he moved to Cherokee, Iowa with his parents in 1873. There he began his architectural career, designing "many of the best buildings in Cherokee." In 1881 Loft established a practice in Sioux City. Among his designs were the first three Corn Palaces, a commercial building in Leeds, houses in Sioux City, Primghar, Charter Oak, and Orange City, and a school in LeMars. In the midst of his burgeoning career, Loft died at the age of 36 of "catarrhal consumption." According to an editorial eulogy, "he was a rapid worker, devoted to his profession, in which he developed marked individuality and rare taste." And "Mr. Loft has left his monument in Sioux City in the work of his genius."<sup>20</sup>

Following Loft's untimely death, architect William D. McLaughlin was brought in from Duluth, Minnesota to complete BIC projects. McLaughlin was described as an "experienced architect" who had "designed many of the finest buildings of the Zenith city" (Duluth). Little is known of McLaughlin, but he is known to have designed in Sioux City the Riverside Boat Club clubhouse and the T.R. Galbraith house at Jones and 11th Streets."<sup>21</sup>

Another Sioux City architect, Charles P. Brown, was also involved in Fourth Street buildings. Born in Massachusetts in 1855, Brown established his architectural practice in Sioux City in 1886. He gained experience with a Detroit architect and with Wilson Brothers & Company, a Philadelphia architectural and engineering firm for a large railroad company. In addition to the Krummann and Evans blocks in the Fourth Street district, Brown designed a number of important Sioux City buildings, including the Y.M.C.A., Swedish Lutheran Church, the library/city hall, buildings on the Morningside College campus, and "a great many of the finest residences in the city." After Loft's death, Brown designed the 1890 and 1891 Sioux City Corn Palaces as well as the Ottumwa, Iowa, Coal Palace. South Dakota commissions included the Evans Hotel and the county courthouse in Hot Springs and wings for the State Hospital at Yankton. The latter was not without controversy, for the workmanship was faulty, and

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<sup>19</sup> "A growing realty market," *Sioux City Journal*, April 12, 1891.

<sup>20</sup>Obituary, E.W. Loft, July 19, 1890, editorial eulogy, July 20, 1890, "New buildings," April 4, 1890, *Sioux City Journal*.

<sup>21</sup>To continue the business," July 21, 1890, "Building notes," August 31, 1890, *Sioux City Journal*.

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another architect was brought in to finish the project. Following the 1893 nationwide financial panic, Brown left Sioux City. That same year he was hospitalized in Salt Lake City, apparently suffering from mental illness.<sup>22</sup>

No information has come to light regarding architects or other design sources for other buildings in the district. The masterful handling of materials, especially stone, terra cotta, and brick, coupled with a sophisticated appreciation of Richardsonian Romanesque stylistic influences have resulted in an important array of commercial buildings in Sioux City which display high artistic values. Other buildings displaying this style, the Lexington Block, Massachusetts Block, Bolton/Commercial Block, Metropolitan Block, Iowa Building, and United Bank Building, have all been razed.

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<sup>22</sup> Marks, 2:909-910; South Dakota State Historical Preservation Center. Architects File; Orwig, p. 11.

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Timothy Orwig provided important new documentary information regarding Sioux City architects and also the involvement of eastern investors, and we gratefully acknowledge his contribution.

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**Verbal Boundary Description**

The nominated property consists of the south half of blocks 32 and 33 and the north half of blocks 24 and 25 in the Middle Sioux City Addition in Sioux City, Iowa. The district thus runs along the north and south sides of Fourth Street between Virginia and Iowa Streets.

**Boundary Justification**

The two block district contains the city's best collection of Richardsonian Romanesque commercial buildings. Visual changes in the character of the area beyond the district are evident. To the west a large modern convention center and its extensive parking lot result in a marked visual barrier. Light industrial buildings and warehousing to the east and south are clearly different in character from the more concentrated commercial land use of the district, for the warehousing is freestanding and often represents different stylistic influences, including modern construction. There is a marked change in grade to the north which provides a visual barrier.

**Photographs**

Barbara Beving Long was the photographer for all photographs. Negatives are on file with the SHPO for Iowa. All photos date from April 1994. All photographed properties are located in Woodbury County, Iowa in the Fourth Street Historic District.

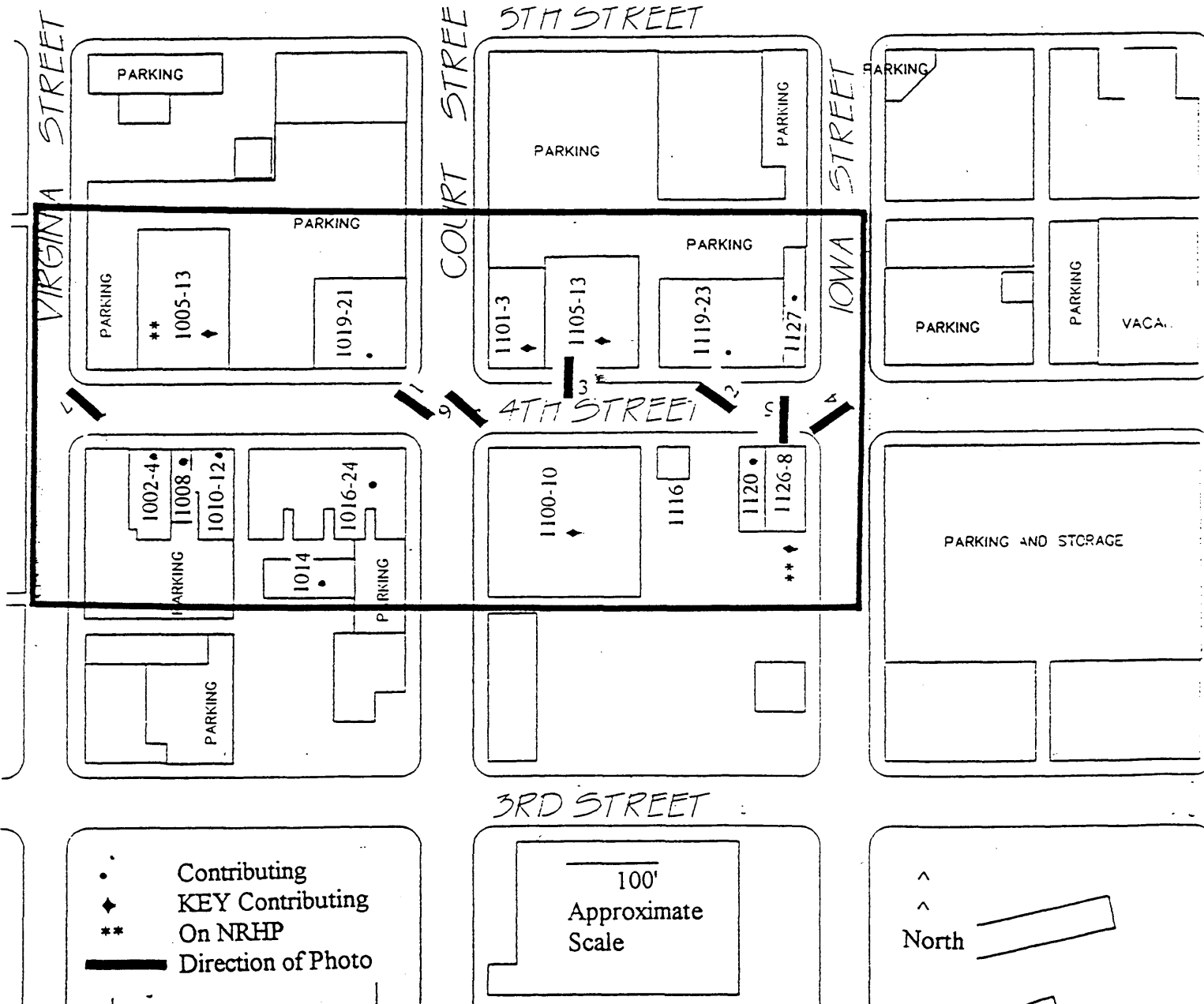
1. The Boston Block (1005-13) and John Stevenson's Saloon (1019-21); from left to right  
Looking northwest.
2. Krummann Block (1101-03), Bay State Block (1105-13), EGRALHARVE/Ego Hotel (1119-23);  
from left to right.  
Looking northwest.
3. Bay State block (1105-13); showing unifying architectural characteristics  
Looking north.
4. Evans Block (1126-28), Commercial Building (1120), White Palace System (1116), Plymouth  
building (1100-10), Lee Block (1016-24); from left to right.  
Looking southwest.
5. Detail, Evans Block (1126-28).  
Looking south.
6. Plymouth Block (1100-10).  
Looking southeast.
7. Lee Block (1016-24), Major Block (1010-12), Commercial Building (1008), Levich/Nelson Building  
(1002-04). Looking southeast.

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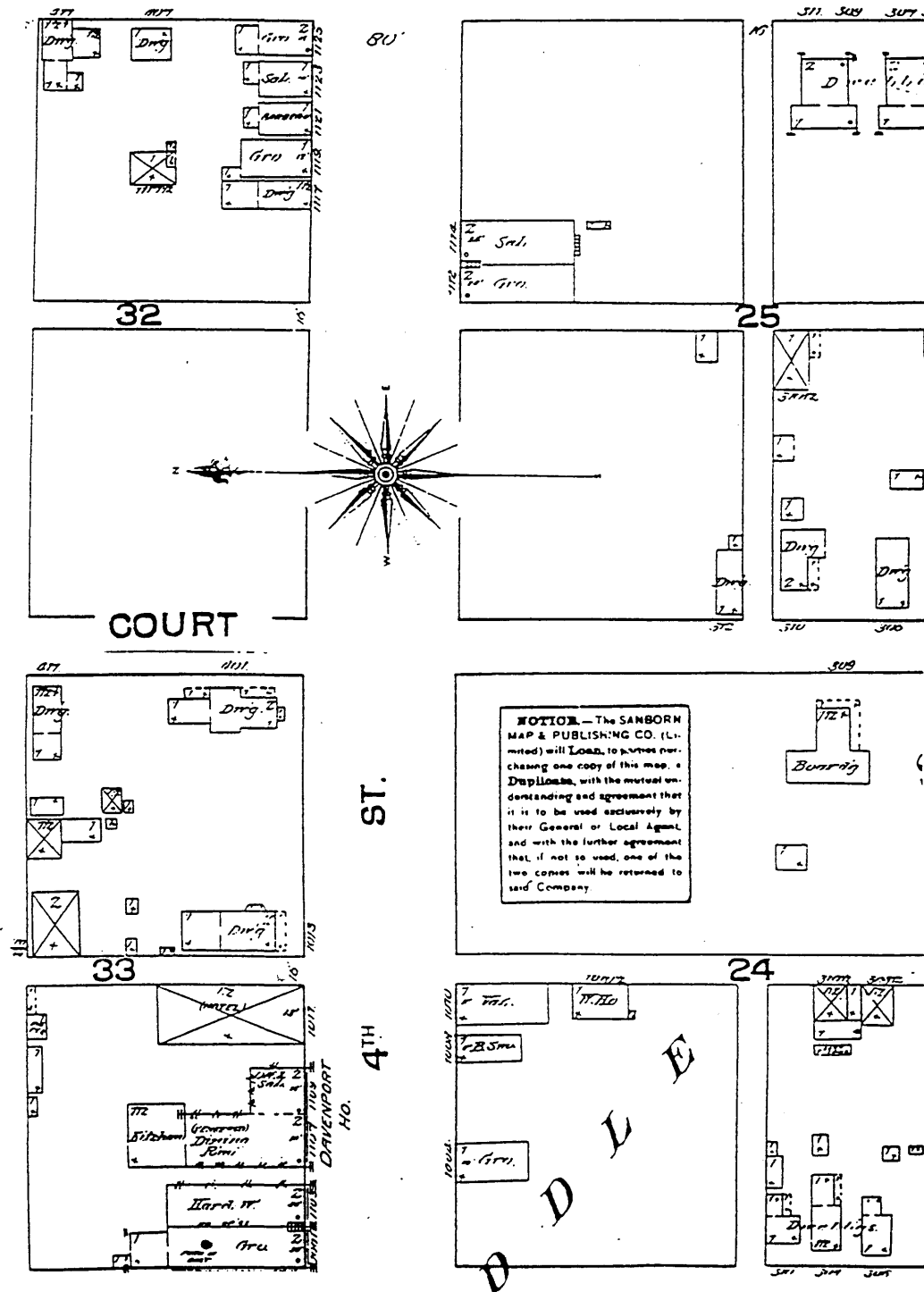


Figure 2. Sanborn Fire Insurance Map, 1886, showing Fourth Street District.



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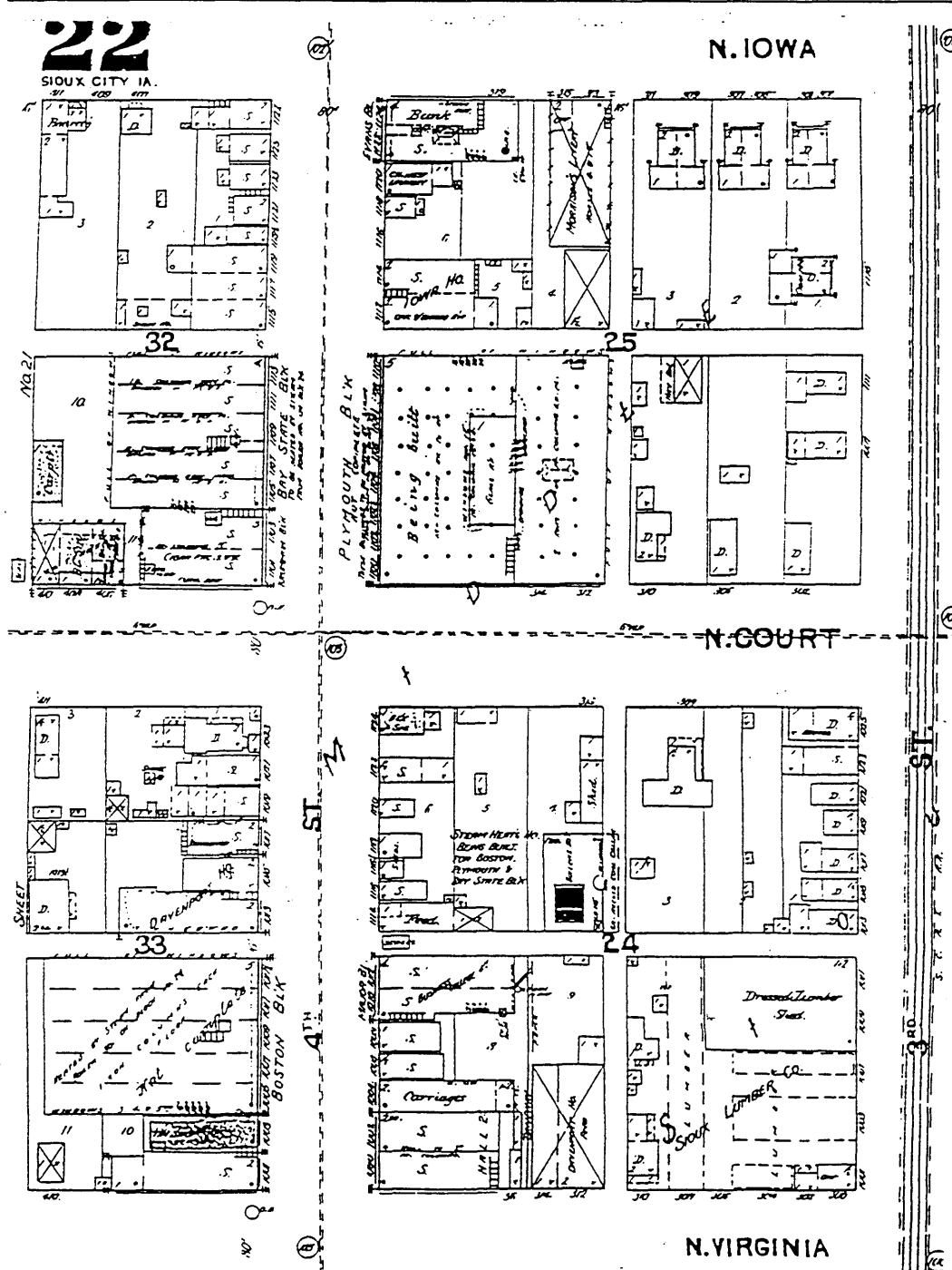


Figure 3. Sanborn Fire Insurance Map, 1890, showing Fourth Street District.