

1488

**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 Plumbing Supply Company
other names/site number Crane Building

2. Location

street & number 326 East 8th Street not for publication n/a
city or town Sioux Falls Vicinity n/a
state South Dakota Code SD county Minnehaha code 099 zip code 57104

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. Voigt 11-29-2004
Signature of certifying official Date

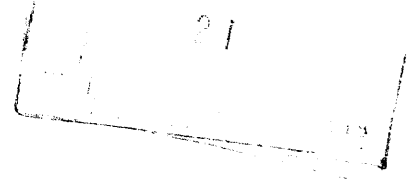
South Dakota SHPO
State or Federal agency and bureau

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

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As the designated authority under the National Historic Preservation Act of 1986, 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.)

Signature of certifying official _____ Date _____

South Dakota State Historic Preservation Officer
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: Edson Beall Date of Action: 1/14/05

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 0
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: Warehouse

Current Functions (Enter categories from instructions)

Cat: Vacant/Not in Use Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and Early 20th Century American
Movements: Commercial

Materials (Enter categories from instructions)

foundation Stone
roof Tar
walls Stone, 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 _____
Commerce _____

Period of Significance

1910-1954 _____

Significant Dates 1910, 1911
 1924, 1926

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: _____

Plumbing Supply Company
Name of Property

Minnehaha County, South Dakota
County and State

10. Geographical Data

Acreage of Property .63 acre

UTM References

(place additional UTM references on a continuation sheet.)

1 14 683905 4824290
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
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 Lynda B. Schwan

organization _____ date May 3, 2004

street & number 2058 Maple Ave AD1-10 telephone 215-412-8634

city or town Hatfield state PA zip code 19440

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)

Plumbing Supply Company
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

name Crane Building Investment Company LLC
street & number 300 North Dakota Ave, Suite 400 telephone _____
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 Plumbing Supply Company Building is a four story, 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 Plumbing Supply Company Building was constructed in 1911 with a significant addition in 1925.

Built in the early 20th century commercial style, the façade, south elevation, is a four-story, three bay structure faced in a dark brick. The basement level has four window openings filled with glass block. Located in the center of the first floor is a modern metal and glass door with a large single-pane transom window. Located on either side of the door, extending from the ground level to the top of the fourth floor is a brick pilaster. Located on either side of the pilaster is a large plate glass window that is currently covered with wood. The second, third and fourth floors each have three window openings. Wood paneling covered the openings. Some of the openings still have the original window frames but most are missing or badly deteriorated. Each window opening on the façade has a sill and lintel. A parapet extends above the roofline, has two stone panels and is capped with stone.

The west elevation is constructed of Sioux Quartzite and has four bricked window openings at the basement level. The first floor has seven large multi-pane industrial windows with brick sills and arched stone lintels and eight historic wood one-over-one double hung windows with brick sills. The second floor has no window openings. The third and fourth floors each have four window openings that are covered with wood panels.

The north elevation has a one-story historic garage addition, dating to 1924, concealing the first floor. This addition has two modern garage doors and a historic vertical, wood, delivery door. This addition is constructed of brick. The original block of the building is constructed of Sioux Quartzite. The second, third and fourth floors each have two historic window openings that are covered with wood panels. A historic brick exterior chimney is also located on this elevation.

The east elevation is constructed of Sioux Quartzite. This elevation has no window or door openings. A historic one-story addition is located on this elevation. The historic addition starts at the middle of the east elevation and continues north. The walls are constructed of brick. The east elevation of this addition has two door openings filled with concrete block. The north elevation of this addition has four historic garage door openings with modern garage doors. Also located on the east elevation is a one-story modern addition. This addition is clad with stucco and has two modern plate glass windows and a modern metal and glass door.

Located on the west elevation is the ghost sign "Crane Supply Co." On the east elevation is a illegible ghost sign.

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Interior:

The front portion of the building historically was a store/office. The remainder of the space has been used as warehouse space with the top three floors being left completely wide open. The second, third and fourth floors have original wood floors, original exposed beams and decking. The original front entrance has a marble staircase. The first floor has original men's, women's, and employees restrooms as well as a concrete walled vault, the original open-panel freight elevator, and a loading dock.

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Narrative Statement of Significance

The Plumbing Supply Company 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.

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. 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

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largest city in South Dakota, with a population nearly three times larger than any other city in the 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 building at 326 East 8th Street was originally constructed as a two-story building in 1910-1911 for the Plumbing Supply Company. This company occupied the building until the mid-1920's when it was taken over by The Crane Company. Between 1924 and 1926, the third and fourth floors were added. The building was constructed as a wholesale warehouse for plumbing and heating fixtures, equipment and supplies. In 1959, The Crane Company changed its name to Crane and Ordway Company. The Crane Company operated out of this facility until they sold the business in 1979 to Plainsco.

The Crane Building has played a major role in the development of the building industries and trades and the overall development and construction of many historic and modern buildings in Minnehaha County. According to Bob Howe, numerous buildings in Sioux Falls and the surrounding area were built from materials purchased through the Crane Company by his company and by his father before him. He cited Sioux Valley Hospital, the Sioux Falls Veterans Administration Hospital, the Sioux Falls Arena and many other notable and historic buildings.

According to the City Directories for the period of 1911 to 1932, the Crane Company was the first plumbing wholesale distributorship in Sioux Falls. The Crane Company had no other major competition until 1927 when the Cochran-Sargent Plumbing Supply Company appears at 605 East 8th Street, approximately three blocks east of the Crane Building. Cochran-Sargent was the precursor of Monick Pipe and Supply, a plumbing wholesaler that is still in existence today.

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 Plumbing Supply Company building fit into the Commercial style trends of South Dakota. It is constructed of masonry and has multiple bays. Unlike most commercial buildings in South Dakota,

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this building has not been significantly altered and has good integrity. It also exhibit architectural details not typically found on the Commercial style including a decorative façade in a different material than the remainder of the building, brick pilasters and a decorative parapet.

The Plumbing Supply Company, constructed in 1910-1911 with an addition constructed between 1924 and 1926, is eligible for the National Register of Historic Places under Criterion A for the company's role in economic and business development in Sioux Falls. It is also eligible under Criterion C for its significance as a Commercial style building in Sioux Falls. The Commercial style building is 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. November 1911-1924.

Sioux Falls City Directories: 1925, 1959, 1979.

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.

Howe, Robert. Interview by Les Kinstad, May 25, 2004, Sioux Falls, South Dakota.

Verbal Boundary Description

Tract 17 SW ¼ D & E Unplatted 16-01-49 City of Sioux Falls Minnehaha County South Dakota

Boundary Justification

The boundary includes all the property associated with the Plumbing Supply Company.