

PH0509931

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED DEC 6 1977
DATE ENTERED JAN 18 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

~~*~~ ~~*~~ Phillips Block

AND/OR COMMON

Soo Hotel

LOCATION

STREET & NUMBER

333-335 North Main Ave

__ NOT FOR PUBLICATION

CITY, TOWN

Sioux Falls

__ VICINITY OF

1st

CONGRESSIONAL DISTRICT

STATE

South Dakota

CODE

046

COUNTY

Minnehaha

CODE

099

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER: Vacant

OWNER OF PROPERTY

NAME

Soo Square Renovation Association

STREET & NUMBER

1711 East 10th

CITY, TOWN

Sioux Falls

__ VICINITY OF

STATE
South Dakota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Minnehaha County Courthouse - Register of Deeds

STREET & NUMBER

415 North Dakota

CITY, TOWN

Sioux Falls

STATE
South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

South Dakota Historic Sites Survey

DATE

1977

__ FEDERAL STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Historical Preservation Center

CITY, TOWN

Vermillion

STATE
South Dakota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Phillips Block, built in 1892, reflects Victorian design characteristics for commercial structures during the late nineteenth century. This three story building with a high basement utilizes a reddish brick of the running bond type and flush bonding, and other decorative brick work appears including lapped, grooved, indented and diagonally exposed brick ends. These ornamental devices are found in the cornice and panels above and below the second and third story windows.

Another material present is Sioux Quartzite, an indigenous stone, which serves as the foundation and the walls of the basement. Sandstone appears on the window sills including two decorated ones, and also in the archs on the front (east) facade. Polished granite pillars are employed on the front and north facades; the prior are square and short and the latter are rounded and short.

Visually the building has changed little and remains in good condition despite it being vacant for several years. It occupies a corner lot and is rectangular in shape with fifty feet by seventy five feet dimensions; it is three bays wide and six bays long. A portion of the front facade is cast iron and the lower level has not been modernized, as is the case in most older commercial buildings.

The building's windows are either flattopped or segmental with radiating voussoirs and most are double hung with two lights. The second and third story fenestrations are encased by a brick decorative device either singly or coupled with a mullion division. Three large segmental windows with top lights are located at the building's northeast corner. Five entries appear on the main level: three in the front facades' recess, one on the north side and one to the rear facade.

Another feature of the building is that the northeast corner projects slightly from the building. Also the south facade adjoins another building constructed around 1916, and across the street to the north is the 1890 Minnehaha County Courthouse. The rear of the building shows the structures only major alteration with stuccoing of the wall.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1891-1892

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Phillips Block is important because it is one of the few buildings left that show the development of nineteenth century commerce in the state's largest city, Sioux Falls. Also, the structure has architectural significance because it is one of the better unaltered examples of Victorian commercial architecture in South Dakota. Another important consideration is that the new owners plan to revitalize and restore the building which could lead to the rebirth of an older business section in the city.

Andrew C. Phillips had the building constructed between 1891 and 1892 and he called it the Law Exchange Block. Because Phillips built the structure across the street from the Minnehaha County Courthouse it served as an ideal location for a legal center. Four years after his death in 1893 his wife Imogine Phillips renamed the building the Phillips Block in Andrew's memory.

Between 1897 and 1908 the Scottish American Mortgage Company and R. F. Pettigrew, former U.S. Senator, owned the structure. Then the Queen City Fire Insurance Company purchased and occupied it for the next forty years changing the structure's name to the Queen City Building. This company was one of the state's most important Insurance organizations and invested considerably in mortgage loans, farms and industrial property.

In the 1950's the building became known as the Soo Hotel and a variety of businesses occupied the lower level. Then in 1977 the city of Sioux Falls bought the structure and sold it later that year to a private company. These new owners are planning to restore the structure's exterior and because of these plans and the building's commercial and architectural significance the Phillips Block should be placed on the National Register of Historic Places.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Register of Deeds, Minnehaha County.
 "Sioux Falls Directories," 1894, 1897, and 1910.
 "Sioux Falls Fire Map," New York: Sandborn-Perris Map Co. Limited, Sept. 1891.
 "Sioux Falls Fire Map," New York: Sandborn Map Co. Limited, 1916.
 Smith, Charles A., A Comprehensive History of Minnehaha County, South Dakota.
 Mitchell, South Dakota: Educational Supply Co., 1949.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES

A	1,4	6,8,3	4,9,0	4,8	2,4	2,8,0	B						
	ZONE	EASTING	NORTHING		ZONE	EASTING							
C							D						

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies Lot 18 Block 12, J. L. Phillips' addition to Sioux Falls and is roughly 50' by 100' in size.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Scott Gerloff - Survey Coordinator

ORGANIZATION

Historical Preservation Center

DATE

STREET & NUMBER

USD Alumni House

TELEPHONE

CITY OR TOWN

Vermillion

STATE

South Dakota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Acting Director/Historical Preservation Center

DATE

12/1/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

1-16-78