

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 27 1987

date entered

FEB 26 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Penmarch Place

and/or common Same

2. Location

street & number Penmarch Place, Rural Route 1, Box 142

N/A not for publication

city, town Sioux Falls

N/A vicinity of

state South Dakota

code

046

county

Lincoln

code

083

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Chris J. Carlsen

street & number Penmarch Place, Rural Route 1, Box 142

city, town Sioux Falls

N/A vicinity of

state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Lincoln County Register of Deeds office

street & number Lincoln County Courthouse

city, town Canton

state South Dakota

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date N/A

N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A

state N/A

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Originally surrounded by a tall cast iron fence and consisting of about ten acres, Penmarch Place is one of the few large estates in Sioux Falls. Today, the estate consists of four acres and is comprised of the main residence (contributing), a greenhouse (contributing), a garage/workshop (contributing), a pool and bathhouse (contributing), and a tennis court (non-contributing). Landscaping includes mature shade trees and evergreens. The main residence is reached by a winding road leading to a circular drive. A sundial is located in the center of the circle. Steps flanked by Sioux quartzite walls define the sunken front lawn. A brick walkway on the west side of the house leads to the rear 76' X 38' brick patio with a circular terrazzo outdoor dance floor. This area is connected to the pool and bathhouse by a long brick walkway.

The ivy-covered main residence is an architect-designed building (Larson and Maclaren, 1927) inspired by traditional English vernacular precedents. Its picturesque roofline, prominent gables and chimneys, broad expanses of windows, and masonry construction are characteristic of Patricia Poore's and Clem Labine's description of the "English Cottage Style"(1) yet the servant's wing with its half-timbering reflect the Tudor Revival style that was popular from about 1910 to 1930.

Topped by a steeply-pitched hip roof of multi-colored slate shingles, the three-story house is a long rectangular building with glazed Flemish bond brick, sandstone trim, a servant's wing located off to the east, a built-in, two-car garage, and a full basement. The one-and-one-half to two feet thick walls are insulated with Portuguese cork. The drainpipes are made of copper. The front (south) facade includes a third floor eyebrow window and a floor-to-ceiling bay capped with a small copper roof. All windows have small panes set in lead casements. Some of the front and rear windows have decorative sandstone lintels. Slate steps lead to the recessed arched entranceway. The arched transom has a brass peacock grill over stained glass. On the rear (north) facade, a glass solarium is flanked by two large gables.

The interior space reflects the gracious lifestyle of the original owner.(2) The large reception rooms on the first floor, including the central hall, the solarium, and the living and dining rooms, were frequently used for entertaining guests and business associates. The ballroom on the third floor was also used for important functions. The 8.4' X 7' vestibule has an imported Italian tile floor with marble trim and a tortoise shell wall covering. A 6.3' X 7.5' guest bath is located off to the right and a 6.1' X 9.7' walk-in closet is located off to the left. The paneled 31.7' X 11.9' central hall has a hardwood floor, and hand-hewn ceiling coving. The double banister staircase has a mahogany handrail supported by India brass and iron. At the end of the central hall are a set of French doors leading to the 17' X 11' solarium. This semicircular room with floor-to-ceiling glass has a slate floor. The 29.9' by 21' living room has hand-hewn ceiling coving as well as a crystal chandelier imported from Ireland, a marble fireplace and the original hand painted canvas wall covering. The 20.2' X 12.9' library has a marble fireplace, built-in bookshelves, hand-hewn ceiling coving, and leaded glass windows with small stained glass inserts. The 21.3' X 16.8' formal dining room has a hardwood floor, hand-hewn coved ceilings, a marble window seat, a built-in china cabinet flanking a multi-pane

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window, and a Czechoslovakian crystal chandelier with four matching wall sconces designed by Marshall Fields of Chicago. The 10.5' X 10.5' octagonal breakfast room has a built-in leaded glass corner china cabinet and leaded glass windows with small stained glass inserts imported from Portugal. The 26' X 16.3' kitchen, which was remodeled in the 1950's, has ceramic walls and 45' of stainless steel countertop. The chauffeur's quarters, which measure 8.11' X 16', are located off the main kitchen. The chauffeur's quarters, which measure 8.11' X 16', and the servants' kitchen and servants' stairs are located off the main kitchen.

The second floor master's suite measures 28' X 18.9' and has a marble fireplace, a coved ceiling, and four cedar closets. Two large dressing rooms have silver plated drawer and door pulls. The 9.9' X 9.3' master bath displays hand painted walls and a large imported tile and marble bath. There are four other bedrooms and two other bathrooms. The servants quarters on the second floor wing include two bedrooms, a nursery, and a walk-in cedar closet. The third floor has a 33' X 21' ballroom with 8½' ceilings, a wall of built-in cabinets, two cedar-lined closets and a bedroom and a bath. The basement level has a laundry, a half-bath, recreation room, hobby room and family room with fireplace.

Other buildings on the estate that were built at the same time of the house include a 430 foot brick and glass greenhouse, a double garage constructed of brick with a steeply pitched gable roof, a workshop and basement, a swimming pool and bathhouse/dressing area. A tennis court was built during the 1970's.

¹Clem Labine and Patricia Poore, "The Comfortable House, Post-Victorian Domestic Architecture," The Old-House Journal, Vol. X, No. 1, January 1982, pg. 5.

²For additional information including room dimensions, see "Penmarch Place... A Landed Estate," Real Estate brochure Coldwell Banker, no date.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1926 **Builder/Architect** Larsen and Maclaren, Architects
Sioux Falls Construction Company, Builder

Statement of Significance (in one paragraph)

Significant in the area of architecture, Penmarch Place is one of the few large estates in Sioux Falls. The size of the house and the quality of the design and construction reflect the wealth and social prominence of the original owners, members of the Morrell/Foster family who owned and operated the John Morrell Meat Packing Company. John Morrell Foster, great-grandson of the founder of the Morrell Company(1), was responsible for building the estate which today is composed of the main residence, a greenhouse, a pool and bathhouse, and a tennis court (constructed during the late 1970's).

Penmarch Place relates to South Dakota Historic Context V. Depression and Rebuilding (1893-1929) A. Changing Urban Patterns. 3. Residential Changes.

Completed in 1927, Penmarch Place was constructed by the Sioux Falls Construction Company. Larsen and McLaren, a Minneapolis based architectural firm, was responsible for the design of the house. The firm's work also included the Baker Building (1927) and the Groverland Hotel (1929), both located in Minneapolis; the First Federal Savings and Loan Building (1955-56) located in St. Louis Park, Minnesota; and the Bank of Lemmon Building (n.d.) located in Lemmon, South Dakota. Larsen's and McLaren's design for Penmarch Place was inspired by traditional English vernacular precedents. Its picturesque roofline, prominent gables and chimneys, broad expanses of windows, and masonry construction are characteristic of the "English Cottage Style" while the servant's wing with its half-timbering reflect the Tudor Revival style that was popular from about 1910 to 1930.(2)

Topped by a steeply-pitched hip roof of multi-colored slate shingles, the three-story house has glazed Flemish bond brick, with sandstone trim. Slate steps lead to the recessed arched entranceway. The arched transom has a brass peacock grill over stained glass. On the north (rear) facade, a glass solarium is flanked by two large gables. The interior space reflects the socially prominent lifestyle of John Morrell Foster and his family. The large reception rooms on the first floor, including the central hall, the solarium, the large cloak room, and the living and dining rooms, were frequently used for entertaining guests and business associates. The ballroom on the third floor was also used for important functions.

John Morrell Foster spared no expense for his house. The vestibule has an imported Italian tile floor with marble trim, the double banister staircase has a mahogany handrail supported by India brass and iron, and solarium has a slate floor. The living room has hand-hewn ceiling coving highlighted by an elegant crystal chandelier imported from Ireland. This room also displays a marble fireplace and the original painted canvas wall covering. The library has a marble fireplace, hand-hewn ceiling coving as well as built-in bookshelves, and leaded glass windows with small stained glass inserts. The formal dining room has a hand-hewn coved ceiling, a hardwood floor,

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 4 acres

Quadrangle name Harrisburg

Quadrangle scale 1:24000

UTM References

A

1	4	6	8	4	9	6	0	4	8	1	8	5	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The boundaries of the property are contained within the legal description: Tract One (1) of Penmarch Estates, an Addition to the City of Sioux Falls, Lincoln County, South Dakota, according to the recorded plat thereof.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Chris J. Carlsen (Technical assistance: Melanie A. Betz, Architectural Historian, State Historical Preservation Center, Vermillion, SD 57069)

organization Swanson, Carlsen, Carter, Hoy and Anderson date November 5, 1986

street & number 101 South Main Avenue, Fifth Floor telephone 605/334-8900

city or town Sioux Falls 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 [Signature]

title Director, Office of History date 1/22/87

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 2-26-87

Keeper of the National Register

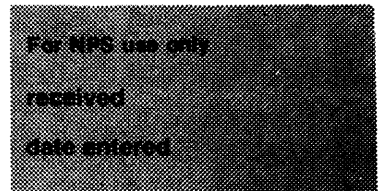
Attest:

date

Chief of Registration

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a marble window seat, a built-in china cabinet, and a Czechoslovakian crystal chandelier with four matching wall sconces designed by Marshall Field's of Chicago. The octagonal breakfast room has a built-in leaded glass corner cabinet and leaded glass windows with small stained glass inserts imported from Portugal.

The John Morrell and Company meat packing plant in Sioux Falls was (- and continues to be -) South Dakota's largest employer. Lawrence Oakley Cheever writes in The House of Morrell:

"The history of John Morrell and Company runs the gamut of the meat packing industry. From a relatively simple handicraft beginning in England in 1827, the company slowly pushed its tentacles to Ireland in 1855, to New York in 1864, to Canada in 1868, to Chicago in 1871, to Ottumwa in 1877, to Sioux Falls in 1909, and to Topeka in 1931."⁽³⁾

Although the success and posterity of the company contributed to the wealth of the Morrell family, each member had to earn their place in the company. Lawrence Oakley Cheever writes:

"While the names Morrell and Foster have dominated the officers and directors of the company, a family tradition has persisted that the fledglings should learn the business from the bottom up!"⁽⁴⁾

John Morrell Foster started in the Ottumwa, Iowa plant when he was a high school student but he rapidly rose to assistant superintendent. In 1920, he came to Sioux Falls where he again rose within the company.⁽⁵⁾ Foster completed Penmarch Place on 1927 but lived there for only six years. In 1933, he sold the estate to his brother, W.H.T. (William Haber Thompson) Foster, another owner and manager of the Morrell Company.⁽⁶⁾ W.H.T. Foster lived in Penmarch Place until his death in 1949 at which time his son, John P. Foster, ⁽⁷⁾ purchased the estate and lived there with his wife, Peggy, until 1975. From 1975 until 1985, Dr. Michael and Judith Rost resided there with their six children. Chris J. Carlsen, a Sioux Falls lawyer, purchased the estate in 1985.

¹ John Morrell Foster's great-grandfather was George Morrell (1778-1848) founder of George Morrell and Sons (founded 1827 in Bradford, England). The company name was changed to John Morrell and Company after George's son, John H. Morrell (1811-1881). In 1845, William Foster married the sister of John Morrell. Their son, Thomas D. Foster (1847-1915), was influential in the development of the American John Morrell and Company Meat Packing plants. John Morrell Foster, builder of Penmarch Place, was Thomas D. Foster's son. Information from: The Fruits of 100 Years, 1827-1927, John Morrell and Company, (Ottumwa, Iowa: John Morrell and Company, 1927), pg. 20.

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²Clem Labine and Patricia Poore, "The Comfortable House, Post-Victorian Domestic Architecture," The Old-House Journal, Vol. X, No. 1, January 1982, pg. 5.

³Lawrence Oakley Cheever, The House of Morrell, (Cedar Rapids, Iowa: The Torch Press), 1948, pg. ix.

⁴Ibid. pg. x.

⁵For additional information on John Morrell Foster, see Cheever, pgs. 112, 166, 183, 184, 192, 206, 207, 212, 249, 251, 252, and 271.

⁶For additional information on W.H.T. Foster, see Cheever, pgs. 56, 113, 114, 124, 129, 130, 131, 134, 146, 149-150, 155-156, 159, 160, 162, 163, 183, 184, 203-4, 212, 249, 252, 253, 271.

⁷For additional information on John P. Foster, see Cheever, pg. 272.

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Cheever, Lawrence Oakley. The House of Morrell. Cedar Rapids, Iowa: The Torch Press, 1948.

Labine, Clem, and Poore, Patricia. "The Comfortable House, Post-Victorian Domestic Architecture." The Old House Journal. Vol. X, No. 1, January 1982.

John Morrell and Co. The Fruits of 100 Years, 1827-1927. Ottumwa, Iowa: John Morrell and Co., 1927.

Oral Interview with John P. Foster, April 16, 1986.

"Penmarch Place...A Landed Estate", real estate brochure, Coldwell Banker, no date.

Specifications for construction of Penmarch Place.