

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 22 1979

DATE ENTERED

MAR 7 1979

**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

Sioux Falls National Bank Building -- 1917

AND/OR COMMON

100 North Phillips Building

LOCATION

STREET & NUMBER

100 North Phillips Avenue

NOT FOR PUBLICATION

CITY, TOWN

Sioux Falls

CONGRESSIONAL DISTRICT

1

STATE

South Dakota

VICINITY OF
CODE

COUNTY

Minnehaha

CODE

49

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

___DISTRICT

___PUBLIC

OCCUPIED

___AGRICULTURE

___MUSEUM

BUILDING(S)

PRIVATE

___UNOCCUPIED

COMMERCIAL

___PARK

___STRUCTURE

___BOTH

___WORK IN PROGRESS

___EDUCATIONAL

___PRIVATE RESIDENCE

___SITE

PUBLIC ACQUISITION

ACCESSIBLE

___ENTERTAINMENT

___RELIGIOUS

___OBJECT

___IN PROCESS

___YES: RESTRICTED

___GOVERNMENT

___SCIENTIFIC

___BEING CONSIDERED

YES: UNRESTRICTED

___INDUSTRIAL

___TRANSPORTATION

___NO

___MILITARY

___OTHER:

OWNER OF PROPERTY

NAME

Western State Bank

STREET & NUMBER

100 North Phillips Avenue

CITY, TOWN

Sioux Falls

VICINITY OF

STATE

South Dakota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Minnehaha County Court House

STREET & NUMBER

415 North Dakota Avenue

CITY, TOWN

Sioux Falls

STATE

South Dakota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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 Sioux Falls National Bank Building is located on lot 9 of block 22 of the J.L. Phillips Addition, Sioux Falls, Minnehaha County, South Dakota. It occupies the northeast corner of Phillips Avenue and Ninth Street with a 44 foot frontage on Phillips Avenue and extending 150 feet eastward along Ninth Street to the alley. When originally constructed in 1917-18 the building was 106 feet in length, but in 1930 it was extended 44 feet further to the east. The addition was carefully designed to make it appear to be an integral part of the original structure. The entire building stands 145 feet above the street level and consists of nine floors and a basement. It is constructed of formed, steel reinforced concrete with walls of concrete block with an exterior finish of terra cotta on the first two floors of the west and south faces and brick on all exterior surfaces above the second floor.

The original shape of the building was a simple rectangle with a single recess or indentation on the north face above the third floor. During the recent restoration process two concrete towers containing fire escape stairs were appended to the north face of the building along with a skyway connecting the second floor to the public parking ramp located across the alley to the east. A drive-up banking projection was also added to the north side on the ground level. These additions on the north face of the building not only were necessary for the greater safety of its occupants and the convenience of its business patrons, they also were part of providing a finished exterior to the north side of the building which formerly had butted against an adjacent building which has since been removed.

Architecturally this building is typically Sullivanesque in design. It is a simple, uncluttered structure topped by a projecting cornice and flat roof. Its windows are stacked in vertical bands to emphasize the building's height, and this effect is further accentuated by framing with white terra cotta some of the vertical bands of windows while leaving the brick surfaces between them unbroken. Relief ornamentation is evident on nearly all terra cotta surfaces above the second floor of the exterior, while the solid terra cotta exterior facing of the first two floors is classical in motif with fluted pilasters framing window and door openings, a tympanum, and slightly projecting and dentiled window lintels and stringcourse-entablature. A narrow band of marble separates the terra cotta from the concrete sidewalk.

The main entrance opens into a vestibule which serves both the bank and the rest of the building. To the left off the vestibule is the elevator and stair lobby with a circular stair of marble, stone, and bronze and two elevators leading to the other floors. Passing straight through the vestibule one enters the two story bank lobby. Here recent renovation work has retained and restored the major architectural and decorative elements of the original structure. This area generally continues the classical motif of the exterior. Marble wainscoting covers the lower portion of walls and square columns while the plaster surface above is treated in a special imitation of French caenstone. The columns are topped with pseudo Corinthian capitals, and the plastered ceiling has relief friese decoration framed by dentiled cornice-work. The original elaborate ceiling chandeliers have been restored. So, too, has the original vault, the dominant feature of the bank lobby, been restored. Its sixteen ton door with twenty-four three inch bolts again serves the purpose for which it

(see continuation sheet)

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 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 original: 1917-18 ; BUILDER/ARCHITECT Architect: Weary & Alvord, Chicago, IL
 addition: 1929-30 Builder: Pike & Cook, Minneapolis, MN.

STATEMENT OF SIGNIFICANCE

The Sioux Falls National Bank Building is significant for being the tallest commercial office building in the entire state of South Dakota at the time it was built in 1917-18 and down to the present decade. As such it has long represented the optimistic commercial spirit of Sioux Falls. More than for its sheer height, however, it is especially significant for being the only remaining example in Sioux Falls of a Sullivanesque commercial building. Built at the very end of the period in which this style was popular, it represents the design at its apex of development. In an architectural sense it is thus a classic structure.

In 1916, the officers of the Sioux Falls National Bank decided to construct a new facility for their business at the intersection of Ninth and Phillips, the heart of the downtown business district. But it was to be more than just a bank building, for they also perceived the growing need for professional office space in the vigorously expanding community. The architectural firm of Weary & Alvord of Chicago was selected to design the new structure and final plans for a nine story building were approved early in 1917. The contractors, Pike & Cook, of St. Paul, Minnesota, began work in April, 1917 and completed the project slightly more than a year later. Completion of the \$300,000.00 project was delayed about two months due to material shortages occasioned by the war the nation had entered a month before construction had begun.

"June 1st, 1918, will be an epochal day in the history of Sioux Falls business circles," declared the SIOUX FALLS DAILY PRESS in its May 25, 1918, issue, "as it is the day set for the opening of the Sioux Falls National Bank building, the finest and largest building of its kind in the two Dakotas." And the people of Sioux Falls apparently agreed. On the June first opening day the local press reported 10,000 people visited "the beautiful new home of the Sioux Falls National Bank". It was the culmination of a building project that had excited city residents for more than a year.

The new building proved attractive to the professional community and over ninety-six percent of the office space was already leased when the building opened. The entire top floor of the building was leased by the Sioux Falls Commercial Club while tenants of the other floors were largely doctors, dentists, lawyers and insurance agencies. It was the most popular office location in the community during the 1920's. Indeed, despite the financial depression of the 1920's, which contributed to the bankruptcy of the Sioux Falls National Bank, demand for additional office space prompted the new owners, Baron Brothers, Inc., to construct a 44 foot addition to the east end of the building in 1929, at a cost of about \$90,000. Soon after the addition was completed in January, 1930, it was announced that the entire building was ninety-eight percent occupied. For the next three decades the building remained the medical and legal center of the community.

(see continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Charles A. Smith, A Comprehensive History of Minnehaha County, South Dakota, 1949, p.210.
Sioux Falls Daily Press, Sioux Falls, South Dakota, 1917-1918.
Sioux Falls Argus Leader, Sioux Falls, South Dakota, 1918, 1929-1930.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .1515

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 14 638 6,8,0 4,8 2,3 9,1,0

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 683

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

A city lot with 44 foot frontage on the east side of Phillips Avenue and 150 foot frontage on the north side of Ninth Street, Sioux Falls, South Dakota.

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

Dr. Gary D. Olson

ORGANIZATION

Augustana College

DATE

October 30, 1978

STREET & NUMBER

29th Street and South Summit Avenue

TELEPHONE

336-5329

CITY OR TOWN

Sioux Falls

STATE

South Dakota 57102

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

John F. Little

TITLE

DATE

1.16.79

FOR NPS USE ONLY

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

DATE

3.7.79

KEEPER OF THE NATIONAL REGISTER

ATTEST:

CHIEF OF ADMINISTRATION

DATE

William H. Assmann 2.23.79

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	JAN 22 1979
DATE ENTERED	MAR 1979

CONTINUATION SHEET

ITEM NUMBER 7 & 8 PAGE 1

7. was originally installed in 1917. As a finishing touch, the large marble clock crowning the vault entrance has also been repaired.

The site upon which this building is located has undergone significant change within the past several years, but interestingly enough its historical setting has not been greatly affected. When it was constructed and until very recently this was the most modern structure in the midst of a largely Nineteenth Century business district. Now virtually all the nearby older buildings have been removed and it is surrounded by modern brick and stone structures. It is still slightly out of tune with its neighbors, but perhaps less so than formerly since the modernity of its design is in some ways more compatible to its new surroundings than to its old. Just as significant is the fact that the structure itself again serves the downtown business district as a bank and professional office building as it did when it was first constructed.

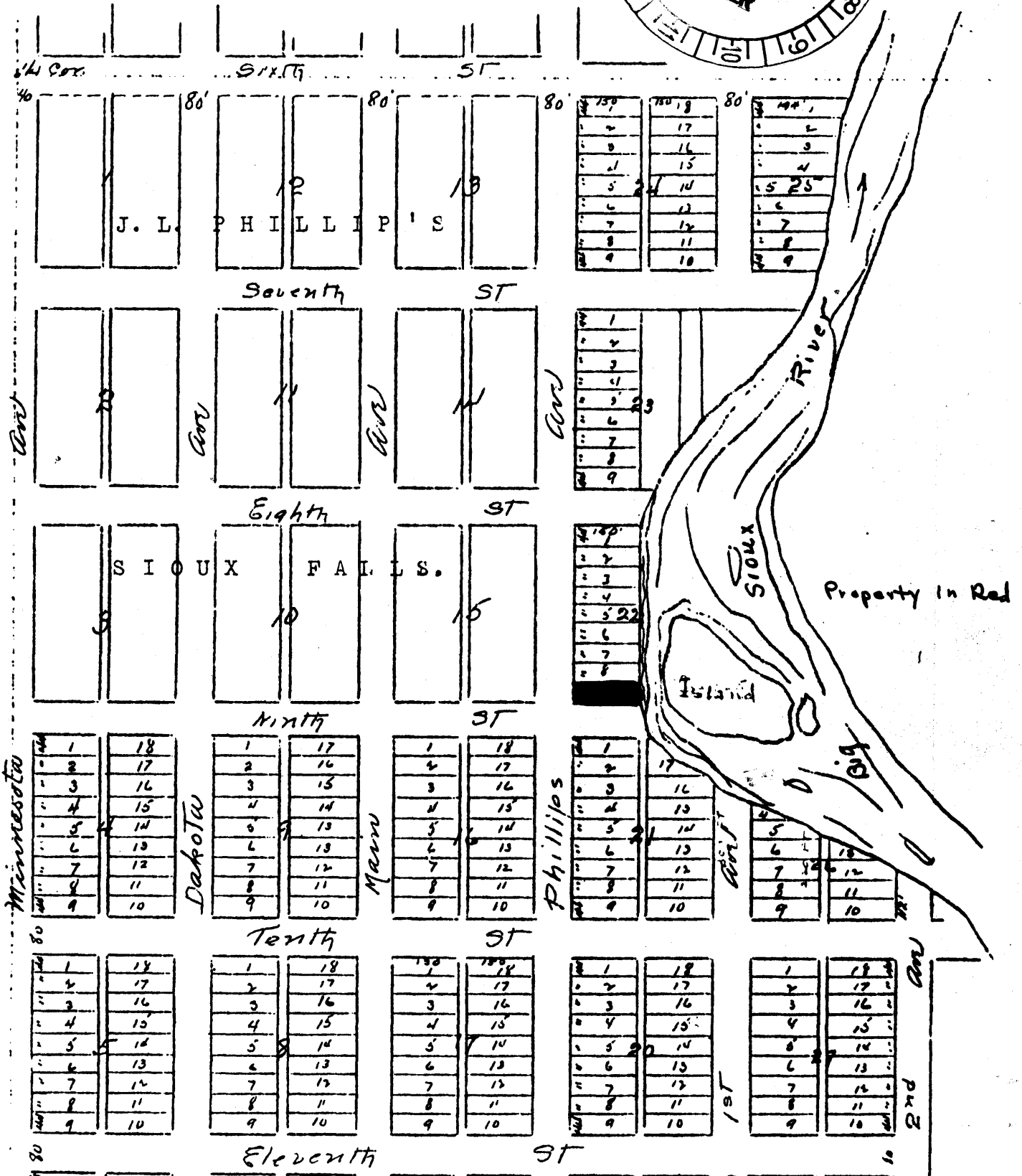
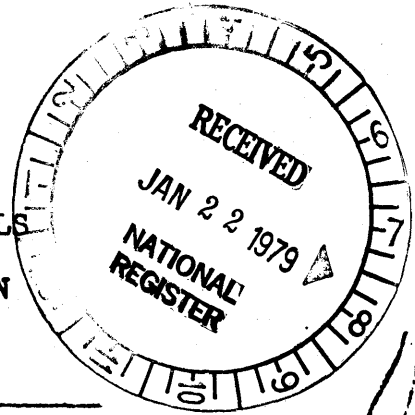
8. Primary tenants of the building have with one exception always been banking institutions. When the Sioux Falls National Bank closed in 1924, its building went into receivership. But two years later, a newly organized Citizen's National Bank moved into the first two floors of the structure. In 1938 the Citizen's National Bank changed its name to the National Bank of South Dakota, but continued to operate in the building until January 1, 1965, when it moved to its own new facility. The banking area remained essentially vacant until 1971 when the Sioux Falls Community Development Department began using it as its base of operations. In 1976 the Western State Bank purchased the building, spent nearly two years and several million dollars renovating it, and have now moved their main office to its restored banking lobby.

While the prime location of the National Bank Building caused it to retain its high rate of office tenancy throughout its lifetime, by the 1960's it was an aging building with serious mechanical problems and other physical deterioration. By the mid 1970's many assumed that the cost of modernizing the mechanical aspects and making structural improvements would be prohibitively expensive and predicted the building's eventual destruction and replacement. Fortunately, in 1976 the Western Bank corporation decided that it wished to locate its headquarters in the downtown area and had sufficient appreciation for the historical value and commercial potential of the structure to undertake its renovation. The result has been that today it is restored to its original function as a bank and office building with its architectural integrity intact. As in its beginning, the Sioux Falls National Bank Building serves the vigorous business community of the city and serves it well.

Representing both its spirit of commercial enterprise and its architectural heritage, this building is indeed a significant historical place in Sioux Falls, South Dakota, and the nation.

Exhibit "1"

MAP OF SIOUX FALLS and PHILLIPS ADDITION

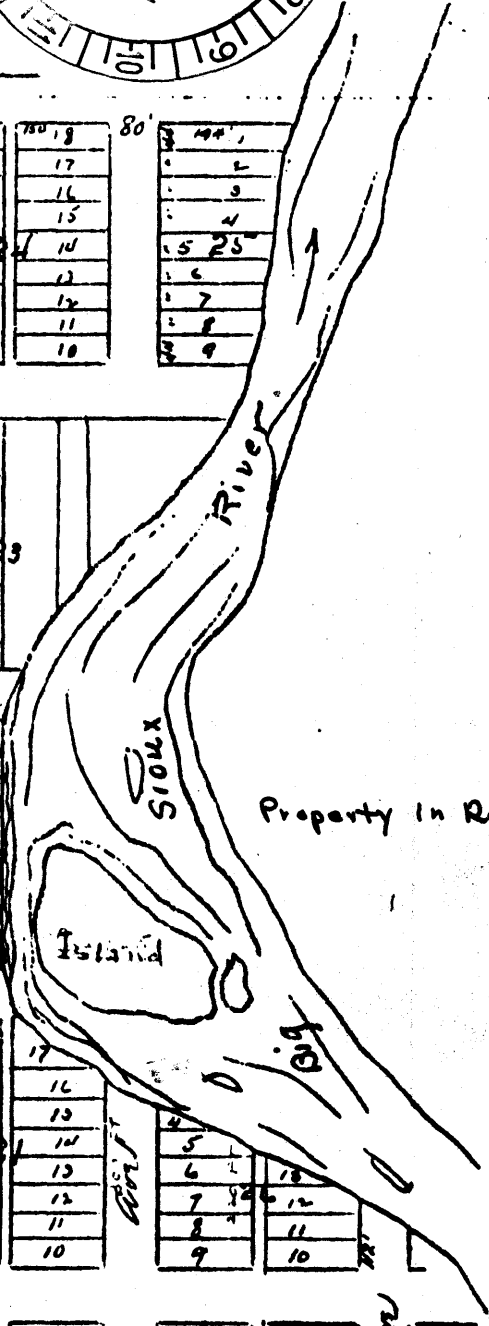


J. L. PHILLIPS

Seventh ST

SIOUX FALLS. Tenth ST

Eleventh ST



Property in Red

Minnesota

Dakota

Iowa

Nebraska

Kansas

Missouri
Arkansas
Louisiana