

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 1 1986  
date entered AUG 13 1986

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

1. Name

historic Carpenter Hotel (Carpenter Building)

and/or common Same

2. Location

street & number 221 South Phillips Avenue

N/A not for publication

city, town Sioux Falls

N/A vicinity of

state South Dakota

code 26

county Minnehaha

code 099

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 checked="" 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 type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Carpenter Building Partnership c/o Chris J. Carlsen

street & number 101 South Main Avenue

city, town Sioux Falls

N/A vicinity of

state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Minnehaha County Register of Deeds Office

street & number 415 North Dakota

city, town Sioux Falls

state SD

6. Representation in Existing Surveys

title City of Sioux Falls Historic Sites Survey has this property been determined eligible?  yes  no

date Summer 1980

N/A federal  state  county  local

depository for survey records State Historical Preservation Center

city, town Vermillion

state South Dakota

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

Situated in the center of the downtown commercial district of Sioux Falls, the Carpenter Hotel (now Carpenter Building) is a six-story rectangular building with a basement. Resting on a stone foundation, the upper floors are constructed of pressed brick, concrete block and pillars running from the main floor to the roof. There is a connecting three-story wing located to the north of the building which closely duplicates the design elements of the six-story eastern portion of the building.

The east facade is brown pressed brick with decorative brick work between the five bays of windows on each floor. A sandstone beltcourse runs around the east facade both above and below the windows. The cornice is decorative pressed tin with a scroll relief and a sandstone parapet above the tin. The bay windows are executed in wood. Unfortunately, the street level fenestration has been considerably altered although the current owners of the building plan to restore the doors and windows to their original appearance. The south, west and north facades are of painted brick. There is a courtyard running through the middle two-thirds of the building.

The interior displays solid oak doors and trim, most of which have been painted in recent years. The hardware on the doors is solid brass. Marble is used extensively on the main floor walls and staircase. A green vitrolight bathroom is still intact. Today, the Carpenter Building is being restored to house a restaurant, a flower shop, an advertising agency, and five floors of office space.

## 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 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 1912

Builder/Architect Joseph Schwarz

### Statement of Significance (in one paragraph)

Significant in the area of commerce, the Carpenter Hotel (Carpenter Building) in Sioux Falls has played an important role in the early development of the City. Since the time it was built in 1912 by Frances G. Carpenter, the widow of Sioux Falls land developer C.C. Carpenter, the building has provided first class accommodations as a hotel and as a dormitory for Nettleton College, a Sioux Falls business school.<sup>1</sup> The first floor dining room and ballroom also served as the place for many proms and social functions for the Sioux Falls high schools and colleges.

Noted South Dakota architect, Joseph Schwarz, designed the Carpenter. Schwarz was responsible for numerous other Sioux Falls buildings including the Carnegie Library, Washington High School and the First Baptist Church. Schwarz's Carpenter Hotel was the first masonry hotel constructed in the State. This was significant because the frame Cataract Hotel in Sioux Falls had burnt twice by the time the Carpenter was built. A February 1912 issue of the Argus Leader boasted that the Carpenter Hotel "will be one of the most modern and attractive hotel buildings in the northwest."<sup>2</sup> After it was built, it became one of the most popular in the city. The hotel was a favorite stop for many entertainers,<sup>3</sup> businessmen and tourists visiting Sioux Falls and the surrounding area.

In 1956, the Sheraton Corporation purchased and renovated the hotel. Ten years later, Nettleton College purchased the building for use as a dormitory. The dormitory was known as Nettleton Manor which was in use until 1983. Today, the building is being restored to house a restaurant, a flower shop, an advertising agency, and five floors of office space. Many of the original features will be preserved including the green vitrolight bathroom and the marble that has been used for the lower level floors and trim.

The Carpenter Hotel (Carpenter Building) relates to Historic South Dakota Context V. Depression and Rebuilding (1893-1929); A. Changing Urban Patterns; 2. Rebuilding of Commercial Centers in Larger Towns.

<sup>1</sup> Abstract of title for the Carpenter Hotel.

<sup>2</sup> Daily Argus Leader, February 1912.

<sup>3</sup> Sioux Falls Downtowner, Holidays, "Meet me at the Carpenter," by Nancy Andrews.

## 9. Major Bibliographical References

Abstract of Title for the Carpenter Hotel.  
Sioux Falls Downtowner. Holidays, "Meet me at the Carpenter," by Nancy Andrews.  
Daily Argus Leader, February 1912.  
Oral interviews with M.M. Rost and Gerald I. Lotton, Architect

## 10. Geographical Data

Acree of nominated property Less than one acre.

Quadrangle name Sioux Falls

Quadrangle scale 1:24000

### UTM References

A 

1	4	6	8	3	6	5	0	4	8	2	3	6	6	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: Lots 13 and 14 in Block 17 of J.L. Phillips Addition to the City of Sioux Falls, Minnehaha County, South Dakota.

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

state	N/A	code	county	code
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state		code	county	code
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## 11. Form Prepared By

name/title Chris J. Carlsen (with the assistance of Melanie Betz, State Historical Preservation Center, Vermillion, SD 57069)

organization Carpenter Building Partnership date June 3, 1986

street & number 101 South Main Ave., 5th 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 JOR Fish

title Director, Office of History date 7/7/86

For NPS use only

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

Entered in the National Register date 8-13-86

for Shelores Byers  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration