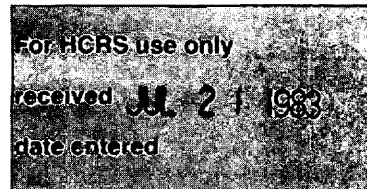


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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 The Old Courthouse and Warehouse Historic District

and/or common

**2. Location**

Roughly bounded by Big Sioux River, RR tracks, 4th,

The buildings facing Fifth and Sixth Streets and those between them on Main and Phillips  
street & number Avenues from Dakota Avenue eastward to the Big Sioux River not for publication

city, town Sioux Falls vicinity of \_\_\_\_\_ congressional district One

state South Dakota code 46 county Minnehaha code 099

**3. Classification**

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

**4. Owner of Property**

name Multiple, see continuation sheet

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

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

street & number 415 N. Dakota Avenue

city, town Sioux Falls state 57101

**6. Representation in Existing Surveys**

title South Dakota Historic Sites Survey has this property been determined eligible?  yes  no

date 1973  federal  state  county  local

depository for survey records Historical Preservation Center, University of South Dakota

city, town Vermillion state South Dakota 57069

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" 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 checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> unexposed		

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

The Old Courthouse and Warehouse Historic District consists of the buildings facing Fifth and Sixth Streets and those between them on Main and Phillips Avenues from the east side of Dakota Avenue eastward to the Big Sioux River. Twenty-two structures, including their parking lots, are included in the proposed historic district.

The styles of the structures are those commonly found among late 19th and early 20th Century warehousing and civic structures. Utilizing native Sioux Quartzite and brick most commonly, the buildings are massive, and many have the simple, geometric qualities associated with industrial structures. The Courthouse (listed on the NR) is South Dakota's major Richardsonian Romanesque structure, from which several other buildings took the inspiration, including the jail and the freight depot. In contrast the Soo Hotel (Queen City Fire Insurance Co. building, listed on the NR) uses the flat surfaces and incised lines of the Classical Revival in a refined composition that includes some Romanesque features. Several structures incorporate details of the High Victorian Gothic (S. F. Blauvelt building, Jewett Brothers Warehouse) and the Romanesque. While the coliseum utilizes Renaissance Revival motifs, none of the structures, with the exception of the courthouse, are highly embellished structures or have much more than slightly three dimensional surface treatment of large, massive volumes.

The dates of construction range from 1887 to 1946, with the greatest number constructed between 1890 and 1917.

### Landmark

Site #1.	Old County Jail 220 W. 6th Street	1912	architect: Joseph Schwarz
----------	--------------------------------------	------	---------------------------

The jail is a cruciform shaped building (the north-south wings being longer and wider than the east-west) in the Richardsonian Romanesque style. Constructed of local quartzite, local architect, Joseph Schwarz purposely designed it to complement the style of the adjacent county courthouse. The building consists of three parts: the three storied front unit designed as the residence for the sheriff's family, the two storied transept to house kitchen, offices, and juvenile and female cells; and the two-story main cell block on the north end.

The sheriff's office moved to new quarters in January, 1978, and this building has been vacant since that time.

Site #2.	Queen City Insurance Building (Soo Hotel) 335 N. Main Avenue	1891-2	architect: W. L. Dow listed in NR
----------	--	--------	--------------------------------------

Site #3.	Old Minnehaha County Courthouse 200 W. 6th Street	1889-91	architect: W. L. Dow listed in NR
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Site #6a. S. F. Blauvelt Building 1890 architect: W. L. Dow  
433 N. Main Avenue

Designed by Wallace L. Dow as a warehouse, this handsome three story building is constructed of brick with quartzite trim. It is an excellent though modest sized example of the nineteenth century commercial style with the first floor acting as a base for the vertically oriented upper stories with stacked windows. Checkered brick work decorates spandrels and parapet and the parapet itself is topped by a large projecting metal cornice, which are allusions to Victorian High Gothic architecture.

This building has served its intended warehouse function through its entire existence.

Site #7. Sioux Falls Coliseum 1917 architect: Joseph Schwarz  
and Convention Center  
501 N. Main Avenue

Designed by architect Joseph Schwarz to serve the community as a convention center and community auditorium, the Coliseum measures 101 by 165 feet, is of concrete and steel construction and has a brick exterior. The interior has a stage with seating on the main floor and galleries on three sides. An Annex and an Armory, added to the building in 1932 and 1937 respectively, were destroyed by fire in January, 1973.

In 1974 a new convention center facility was constructed on the north end of the Coliseum. The combined structure remains the primary convention facility of the community.

Site #10. John Deere Warehouse 1891/1927  
434 N. Main Avenue

This is a classic example of the twentieth century commercial architecture. Quartzite, quarried from the basement, was utilized in the foundation while facades are of dark brown brick topped by a concrete cap above the shed roof. The finished facades facing the streets on the west and south are dominated by large rectangular openings each having a three sash window. Spandrels and windows, on the same plane, are recessed from that of the vertical supporting piers. In the interior massive wooden posts and beams support the floors and roof. A narrow one story addition was built along the north side in 1910 and in 1938 a large, covered loading dock was also added to the north side.

The building has served regional wholesale distributors during its entire existence. The John Deere Company occupied the building until 1957 when the Lumberman's Supply Company became its new tenant. In 1976 Gorley Distributing Company purchased the building and currently utilizes it as its warehouse and sales headquarters.

Site #11. Willey-Williams Block 1891 architect: W. L. Dow  
330 N. Main Avenue

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Local architect Wallace L. Dow designed this building, and his treatment of the fenestration of the second and third stories gives the structure unusual character. It is three stories in height, shed roof, and built of dark orange-red pressed brick with similar colored terra cotta trim. The facades of the first story, without decoration, serve as a base to the vertical orientation of the upper two floors. Windows are grouped in pairs and stacked throughout the second and third floors. On the west facade a molded terra cotta base supports a bay treatment of the upper story windows while blind unfluted brick columns frame the stacked windows into single vertical units. On the north facade this two story treatment of windows is alternated with plain windows on the second floor and bays beginning with the third floor windows. The rounded bay effect is carried to the top of the parapet which gives it a serpentine appearance. There is no extended cornice, but the parapet, concealing the roof, is decorated with elaborate brickwork and terra cotta relief ornament.

The Willey-Williams Building was designed for commercial activity on its first floor, and during its history it has rarely been vacant. Wholesale operators in fruit, plumbing supplies, janitor supplies and tractor parts, manufacturers of tractors, a grocery store, the Salvation Army, and a furniture dealer have been tenants of the building. The second and third floors of the building have always contained apartments.

Site #12. Albert House Hotel 1912  
333 N. Phillips Avenue

Constructed to replace the Merchants' Hotel destroyed by fire on the same site, the Albert House was originally five stories high, but a sixth floor was added a year or two later. Although the architect is unknown, the design is handsome, but unpretentiously commercial. Built of light orange-brown brick with white limestone trim, both north and east facades have large center sections recessed from the wide pier-like surfaces near each corner. Limestone stringcourses run across both facades above the first and fourth floors. In the recessed areas of each facade wider limestone strips accent the lintel line of the second, third, and fourth floor windows. Fenestration on all floors is identical on the north facade, while on the east the treatment is different above the fourth floor. The parapet is decorated with rectangular panels recessed in the brickwork and topped with a limestone cap.

The Albert House served the travelling public well for several decades, but it deteriorated along with the surrounding business area in the 1950's and 1960's. In the early 1970's the community development program assisted a new owner in a thorough refurnishing of the building, and several floors were converted to subsidize low-income apartments. Today the Albert House is again a respectable and handsome commercial building in a revitalized downtown.

Site #13. Andrew Kuehn Warehouse 1903 listed on National Register  
401 N. Phillips Avenue

Site #14a. Jones Seed Company 1909  
Warehouse  
421 N. Phillips Avenue

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Designed as a warehouse for the O. S. Jones Seed Company, a distributor of farm and garden seeds, this three-story building is of reinforced concrete construction. It contains 12 concrete bins with a capacity of 30,000 bushels. The east facade (front) is dark pressed brick with light terra cotta trim.

Lindsay Brothers Company, a farm equipment distributor, currently uses the building for storage.

Site #15. Jewett Brothers and 1899  
Jewett Warehouse  
431 N. Phillips Avenue

This four-story, shed-roofed building was constructed as a wholesale grocery warehouse. It is a splendid example of the nineteenth century commercial architecture. The east and west facades of the first floor are of local quartzite and serve as a base for the upper, vertically oriented floors with brick. Door and window openings on the first floor have segmental arched tops, while windows of the upper three floors are all stacked in pairs topped by a semi-circular arch above the fourth floor opening. The parapet, decorated with a sort of checkered brick work which projects slightly outward, is topped with a concrete cap. In 1909 an addition was built on the south side of the building which matches the original so closely it is difficult to detect its being an addition.

Built as a wholesale grocery warehouse, the building served its intended function until 1970 when Lindsay Brothers Company, wholesale distributors of farm equipment and plumbing supplies, bought the building. Lindsay Brothers currently use the building for their warehouse and business headquarters

Site #17. Milwaukee Road Freight 1894  
Depot  
400 N. Phillips Avenue

The exterior of this handsome one-story depot is entirely of Sioux Falls quartzite. All facades are decorated with recessed rectangular panels which in most cases contain window and door openings. The building has a low pitched, center gable roof which extends on the east side along the whole length of the building to form a canopy for the freight dock. The gable ends have a stepped design with each step capped by a flat protruding stone.

Throughout its existence this building has served its original purpose. Since the Milwaukee Railroad left Sioux Falls earlier in 1980 it has been vacant.

Site #20a, Manchester Biscuit 1909/1915/ architect: Joseph Schwarz  
b. Company Building 1947  
205 E. 6th Street

The original Manchester Biscuit Building, a modest sized, two-story, stone structure

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was constructed in 1902. Business expansion necessitated the building of a three-story addition in 1909 and the adding of a third story to the original building. In 1915 it was again necessary to build, and local architect Joseph Schwartz designed a handsome seven-story brick building. A final addition to the plant, a five-story unit on the west side of the 1915 building, was erected in 1947. It was necessary to raze the original (1902) stone building to make room for the new building. Consequently, the Manchester Biscuit Company Building consists of three parts constructed in 1909, 1915, and 1947. The oldest of these units is a three-story quartzite building with a shed roof. It no longer has a finished facade, if it even did. The 1915 unit is a steel and concrete structure finished in a dark brown brick with light terra cotta or limestone trim. It is a fine example of twentieth century commercial style architecture with large window openings and minimal wall surface. Limestone decorates the building at the base of the wall piers on the first floor, in a stringcourse at the base of the first story windows, and at the top of the wall piers and arched window openings on the seventh floor. The most recently constructed unit (1947) is five stories in height, of steel and concrete construction, and finished on the north facade in a light brown-yellow brick. The large window openings of this twentieth century commercial style building are filled in with glass blocks. Minimal limestone decoration trims the building at the window sills, in a stringcourse at the base of the fifth floor windows, and as a cap to the parapet.

The Manchester Biscuit Company owned and occupied the building until it closed its operation in Sioux Falls in 1960. Since 1961 Raven Industries, manufacturers of balloons and sport clothing, have owned the building and used it for manufacturing and warehouse purposes

Contributing

Site #4a. The Courthouse Annex 1938 W.P.A.  
413 N, Main Avenue

Constructed as a W.P.A. project to provide additional room for county government, the Annex has a flat roof, three stories and basement. Its basic cube shape is modified by a quartzite exterior intended to complement the adjacent courthouse. The large window openings have been filled with glass blocks.

It has housed a variety of county agencies, and is currently in use.

Site #5. Mills Street Car Barn 1913  
431 N. Main Avenue

Frank Moody Mills constructed this building for his tractor company headquarters, and it served that function until the company went out of business in 1929. It measures 88 by 150 feet, with its street facade finished in brick and its remaining walls constructed of coursed rubble. Three fourths of the structure was designed to house trolley cars with the remaining two-story portion, to provide office space.

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It is undistinguished but functional twentieth century commercial building.

It has long served as a warehouse facility and is still in use.

Site #8. Consolidated Tank Line 1887  
Company Building  
110 W. Fifth Street

Constructed of local quartzite, this shed roofed, one-story building was designed as an office and warehouse facility for the Consolidated Tank Line Company, a wholesale oil distributor.

In 1892 the company merged with Standard Oil of Kentucky and the building continued in the same function until the 1920's when it became a service station. Currently it is a warehouse for a liquor wholesale company.

Fabric

Site #9. Costello Building 1891/1927  
434 N. Main Avenue

R. M. Bennett built a three-story buff brick wholesale hardware warehouse on this site in 1891. Early in this century it housed the Dempster Mill Manufacturing Company, but in 1927 it burned. The owner, Tom Costello, rebuilt a two-story commercial structure and additions were later made to the east and south. It is a typical but undistinguished example of twentieth century commercial architecture of concrete and brick construction. Large showroom windows on the first floor have been filled in with glass blocks.

Site #16 Milwaukee Road 1894/1946  
Passenger Depot  
501 N. Phillips

The original depot constructed on this site in 1894 was a single-story, quartzite building having a steep, truncated center gable roof with a wide overhang. By 1946 this depot was inadequate in size and deteriorating in condition. The railroad company replaced the original roof with a flat one, built an addition onto the north side of the building, and poured a strip of concrete around the base of the entire building.

Railroad passenger service ended in Sioux Falls in 1965, and for about a decade this depot stood vacant. In 1976 the Milwaukee Railroad Company sold the building to Peder Ecker who has remodeled it for use as a restaurant.

Site #18. International Harvester 1910  
Warehouse  
400 N. Phillips Avenue

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The formation of the International Harvester Company in 1902 was a merger of several large farm machinery companies under one management. As a result five farm equipment agencies in Sioux Falls were reduced to one. Within a few years the new company required larger quarters and constructed this 113 x 121 foot, four-story warehouse. The south facade, facing 6th Street, is the only one with decoration, having a Bedford limestone base and trim with the remaining surface of dark red-brown pressed brick. The Bedford limestone is used in a cornice just below the second story windows and again in a broad stringcourse just below the plain brick parapet. All windows are paired, stacked and flush with the surrounding facade. A large covered loading dock extends along the entire west side of the building.

The International Harvester Company occupied the building until 1961 when it closed its regional warehouse-distribution center in Sioux Falls. A wholesale electronics firm was the tenant until Raven Industries acquired the building in 1979.

Site #19. International Harvester 1928  
Showroom  
206 E. 6th Street

This one-story, flat-roofed building was constructed as a showroom for farm implements when the International Harvester Company no longer had adequate space in its warehouse next door. Like the company warehouse, this building has decorative limestone below the window openings, and a limestone stringcourse above them. The facade itself is of brick with a modest limestone cornice topping the parapet. It is constructed of concrete allowing large show windows on the street (south) facade, but the large windows have since been closed with glass blocks.

This building served the International Harvester Company until it ceased operations in Sioux Falls in 1961. From 1961 to 1967 the building was unused. Then in 1967, Raven Industries ran a fiberglass manufacturing facility here. Finally in 1970 Dakota Casket purchased the building for its use.

Intrusions

Site #4 b. lots  
6th Street, Main and Dakota Avenues  
  
Annex Building  
Dakota Avenue

This is a one-story, concrete slab structure which appears to house electrical systems or machinery.

Site #6 b. lot  
Adjacent to 433 N. Main Avenue

Site #14B lot  
Adjacent to 421 N. Phillips Avenue



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Site #21 lot  
SE corner E. 6th Street  
and Phillips Avenue

Site #22. Buildings  
400 block Dakota Avenue

These are two, one-story frame, metal side storage buildings.

## 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 checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1887-1946 **Builder/Architect** W. L. Dow, Joseph Schwarz and others

### Statement of Significance (in one paragraph)

The Old Courthouse and Warehouse Historic District is significant in the areas of architecture, commerce, industry, politics and government, and transportation. Located at the northern edge of the downtown retail area of Sioux Falls, this district has served as a wholesale warehouse center for the community and region. The historic and architectural purity of the district is remarkable.

The business center of Sioux Falls, during the first eighteen years of its existence, was the intersection of Ninth Street and Phillips Avenue. The location of the Cataract Hotel at this corner, first constructed in 1871, was an important reason for this being the focus of the entire community. The hotel, wrote the editor of the ARGUS LEADER on July 12, 1889, "is the great rendezvous which of itself is almost enough to make the center. It is generally just about headquarters for everything." Although promoters had sought to shift the focus of the business district by constructing important buildings north, west and south of the Cataract intersection, none had succeeded. By 1889 the business district was largely confined to the area between 10th Street on the South and Sixth Street on the North and from the Sioux River westward to Main Avenue. Except for the Chicago Milwaukee and St. Paul Railroad's depot, the area north of Sixth Street, the proposed historic district, was virually undeveloped and vacant.

In 1889 two events occurred to stimulate the development of the area along and north of Sixth Street. First, the city constructed the Sixth Street Bridge making Sixth Street more important. Even more significant was the county's decision to construct its new courthouse at the northwest corner of Sixth and Main. These developments, declared the ARGUS LEADER in Junly, 1889, caused local residents "to open their eyes that the so-called north end, which has been despised for so many years, was about to come to the front; that it was a good deal of an end after all."

Businessmen and speculators, betting that the courthouse would become the new focus of the community, rushed to grab the main floor of realty development in the area. As construction of the courthouse began, developers announced ambitious plans for new buildings adjacent to the new seat of county government. In July, 1889, Andrew C. Phillips disclosed his intention to erect a four story stone office building immediately south of the courthouse. Across the street at the southeast corner of Sixth Street and Main Avenue Mayor W. E. Willey, owner of the Merchants' Hotel across the alley, planned a four story structure. It was to house retail business on the first floor and provide overflow hotel rooms on the upper three stories. Silas Blauvelt looked north of the courthouse for his building site. But unlike Phillips and Willey, he envisioned a building that would house a large wholesale establishment. R. M. Bennett also projected a wholesale warehouse for the southeast corner of Fifth and Main, across from Blauvelt's building site. As the ARGUS LEADER summed it up, "And so it goes, Everyone is left to draw his own conclusions as to where the tendency of the business center to go in the future is. One thing is certain," the writer declared, "the north end is having a pretty substantial growth."

## 9. Major Bibliographical References

Bailey, Dana R., HISTORY OF MINNEHAHA COUNTY, SOUTH DAKOTA, Sioux Falls, 1899.  
 Smith, Charles A., A COMPREHENSIVE HISTORY OF MINNEHAHA COUNTY, SOUTH DAKOTA, Mitchell, SD, 1949.  
 Bragstad, Reuben E., SIOUX FALLS IN RETROSPECT, Sioux Falls, 1967.

## 10. Geographical Data

Acree of nominated property 23

Quadrangle name Sioux Falls East

Quadrangle scale 1:24000

### UMT References

A	<u>1</u> <u>4</u>	<u>6</u> <u>8</u> <u>13</u> <u>3</u> <u>19</u> <u>15</u>	<u>4</u> <u>18</u> <u>2</u> <u>4</u> <u>5</u> <u>4</u> <u>10</u>	B	<u>1</u> <u>4</u>	<u>6</u> <u>8</u> <u>13</u> <u>8</u> <u>18</u> <u>10</u>	<u>4</u> <u>18</u> <u>2</u> <u>4</u> <u>4</u> <u>12</u> <u>10</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>4</u>	<u>6</u> <u>8</u> <u>13</u> <u>8</u> <u>13</u> <u>15</u>	<u>4</u> <u>18</u> <u>2</u> <u>4</u> <u>2</u> <u>4</u> <u>10</u>	D	<u>1</u> <u>4</u>	<u>6</u> <u>8</u> <u>13</u> <u>4</u> <u>10</u> <u>10</u>	<u>4</u> <u>18</u> <u>2</u> <u>4</u> <u>3</u> <u>12</u> <u>10</u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>

Verbal boundary description and justification (see continuation sheet)

### 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 technical editing: Carolyn Torma  
Historical Preservation Center  
USD, Vermillion, SD 57069  
 organization Augustana College date 15 Jun 81  
 street & number 29th Street and South Summit Avenue telephone 605-336-5329  
 city or town Sioux Falls state South Dakota 57197

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *[Signature]*

title Director, Office of Cultural Preservation

date 7/12/83

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>[Signature]</i></u> Keeper of the National Register	Entered in the National Register date <u>8/18/83</u>
Attest:	date
Chief of Registration	

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Heritage Conservation and Recreation Service**

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Not all these plans evolved into reality as completely or quickly as the ARGUS LEADER story promised. Willey and Blauvelt proceeded with their plans and completed new buildings in 1890, but in both cases the actual building was a story less than projected. Phillips apparently transferred his lot south of the courthouse to the Baker Brothers of Nichols, Iowa, who built what became known as the Queen City Insurance Building in 1891. Construction of Bennett's warehouse at Fifth and Main was also delayed until the same year. It was fortunate that even these plans were completed, for the glow of optimism was dimming as the economy moved toward the onset of a severe depression in 1893.

Commercial construction in the proposed historic district ceased during the remainder of the decade, but the Milwaukee Railroad laid the groundwork for a new era of expansion when good times returned. Specifically, the railroad company in 1894 replaced its original building with new quartzite passenger and freight depots and invested another \$25,000 in improving its rail yards north of Sixth Street. The growth of Sioux Falls during the boom years of the 1880's justified these railroad improvements, but the improved facilities also encouraged the further development of the north end as a wholesale distributing center in the new century.

In January, 1900, an ARGUS LEADER article announced the city's recent rebound from depression. Population growth, it reported, was so rapid, housing was in short supply. "The vacant store rooms have likewise filled and streets which two or three years ago were almost deserted are now busy with trade." Among the many businesses established during the previous year were five wholesalers. One of the new distributors, Andrew Kuehn, located his grocery operation in the Blauvelt building at Fifth and Main when Jewett Bros. & Jewett moved into their new warehouse on the southwest corner of Fifth and Phillips. Parlin, Orendorff, & Martin Co., machinery wholesalers, initially found quarters south of Sixth Street, but a few years later built larger accommodations on the west side of Phillips Avenue midway between Fifth and Sixth Streets. Two years later the ARGUS LEADER revealed that Sioux Falls contained 'twenty-three jobbing houses' that employed 269 people in the house and 78 on the road. These wholesalers had done over four million dollars of business in 1901 which the ARGUS termed "magnificent...when it is considered that the wholesale business of this place has but just begun."

The wholesale trade stimulated manufacturing. In 1902 wholesale grocers, Jewett Bros. and Andrew Kuehn, persuaded L. D. Manchester, a baker in Luverne, Minnesota, to relocate in Sioux Falls. Manchester, desiring to be near his grocer distributors, built a biscuit factory on the south side of Sixth Street near the river. Sometime later the Dempster Mill Manufacturing Company began operations in the Bennett Building at the corner of Fifth and Main.

In 1903 further developments occurred north of Sixth Street as Andrew Kuehn moved from the Blauvelt Building to his newly constructed warehouse at the northwest corner of Sixth and Phillips. The vacated Blauvelt Building in turn became the warehouse of the John Deere Plow Company. Apparently the business boom subsided somewhat after 1902, for several contemplated additions to warehouses did not materialize. Jewett Bros. & Jewett, for example, in 1902 and again in 1903 announced plans to add to their building, but in neither instance did construction occur.

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A genuine revival of construction in the proposed district began in 1908-09. During the next five years development of the area was virtually completed as eight new structures were added. For the most part the new construction resulted from the community's population and business growth which demanded new and larger facilities. By 1909 the John Deere Plow Company having outgrown the Blauvelt Building, constructed a large new warehouse directly east of the courthouse. In the same year the Manchester Biscuit Company built a major addition to its original factory and Jewett Brothers finally constructed their long delayed addition. The following year, 1910, International Harvester Company moved from inadequate quarters on Seventh Street to a large new facility north of the Manchester building on Sixth, and Jones Seed Company constructed a new elevator-warehouse on the west side of Phillips Avenue between the Jewett Bros. and Andrew Kuehn buildings. Two non-warehouse structures were erected in the district during 1912. In that year the Merchant House Hotel burned down and was replaced by the new Albert House Hotel, while the county built a new jail just west of the courthouse. In 1913 the last business additions were made when Parlin, Orendorff & Martin Implement Company moved from south of Seventh Street into new quarters just south of the Jones Seed Company building on Phillips, and the Sioux Falls Tractor Company constructed a new car barn north of the courthouse on Main.

In retrospect it is clear that the proposed historic district was created in three phases. The first was prompted by the decision to locate the new county courthouse north of Sixth Street on Main in 1889. A flurry of construction activity around the courthouse occurred before the Panic of 1893 cut it short. With the return of good times at the end of the decade, Sioux Falls rapidly became a major regional distributing center, and wholesalers and light manufacturers found building sites in the north end convenient to good rail service. The third phase of construction in the district began in 1908 and concluded in 1913. In this period three wholesalers, all implement dealers who had been in the community for some time, constructed new and larger quarters in the north end. The new county jail and Albert House Hotel were also built at this time as were additions to several existing structures.

The majority of buildings in the proposed historic district were constructed during a period of less than twenty-five years centered on the turn of the century. Subsequent additions and deletions have been few. In 1915 Manchester Biscuit Company built a major addition and two years later the city constructed its new auditorium, Coliseum, on a vacant block just north of the Blauvelt Building on Main. When the Bennett Building, renamed the Costello Building, burned in 1927 it was reconstructed, and the next year the International Harvester Company built a one-story showroom between its warehouse and the river on Sixth. The final building erected in the district was the Courthouse Annex constructed in 1938 as WPA project to provide more space for county offices. In 1947 the Manchester Company constructed its final addition after razing the original factory building, and in the same year the Milwaukee Railroad remodeled and expanded its passenger depot. The only major building in the district that has been demolished is the Parlin, Orendorff and Martin Implement Company building.

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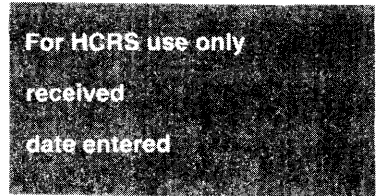
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SIoux FALLS ARGUS LEADER, 12 Ju1 1889, and other dates  
SIoux FALLS DAILY PRESS

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The lot lines of the property form the boundaries of the district. This district includes Block 12 Lot 18, Block 13 Lot 1 and 18, Block 24 Lots 1-3, Block 25 Lots 1-7 of the J. L. Phillips Addition; Block 29 Lots 6-13, Block 30 Lots 1-18, Block 31 Lots 1-18, Block 32 Lot 9 of the Brookings and Edmunds Addition; the lot of the Eckers Addition; Lots 1 and 2 and Tract 2 of the Equitable Realty Subdivision to the City of Sioux Falls.

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Old Courthouse & Warehouse Historic District

Continuation sheet Sioux Falls, SD

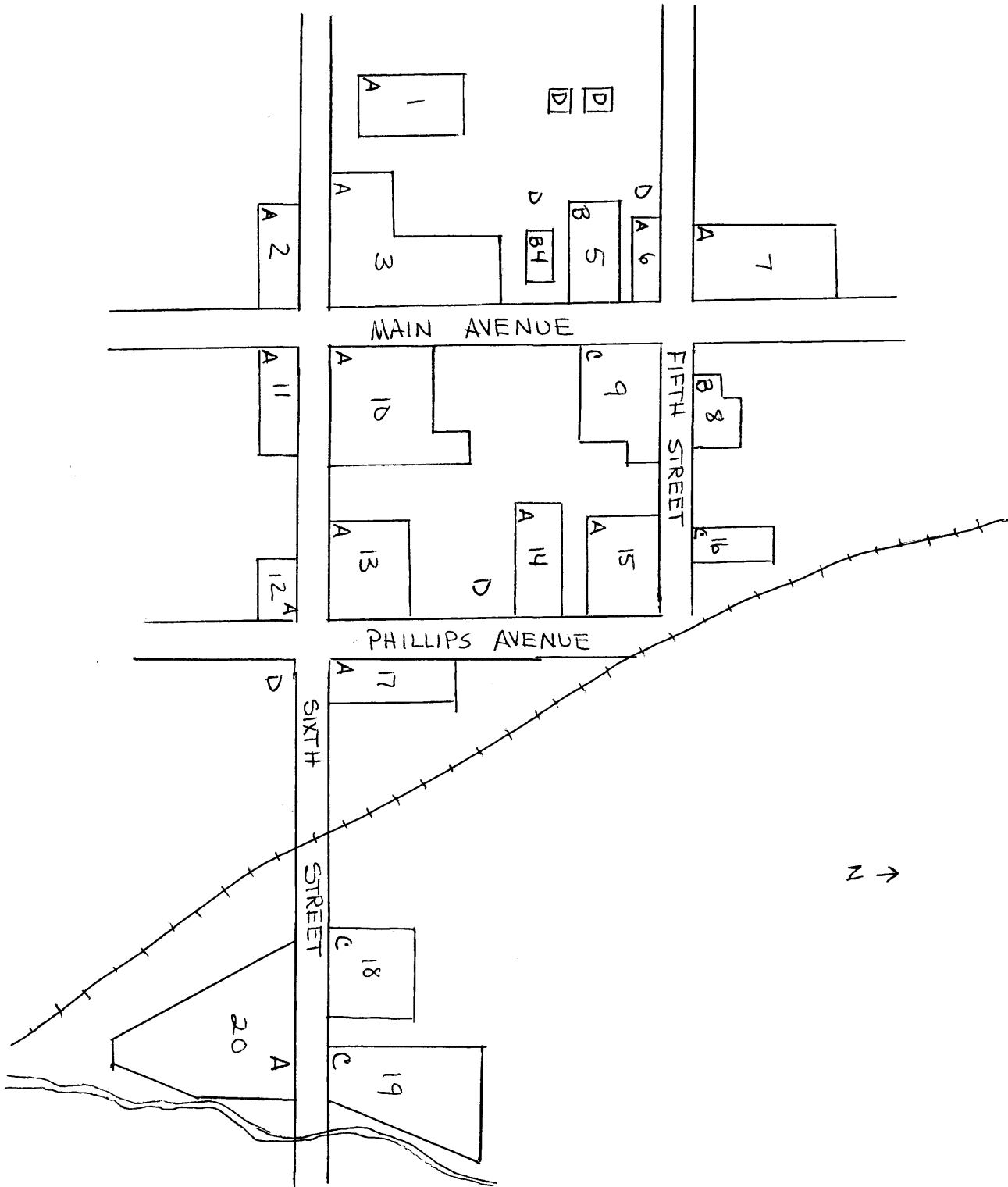
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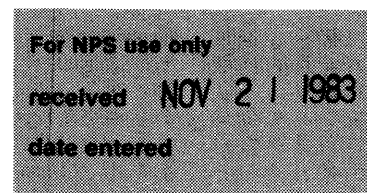
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<u>Landmark</u>	<u>Owner</u>
1. County Jail 220 W. 6th Street	Minnehaha County Commissioners Courthouse, 415 N. Dakota Avenue Sioux Falls, SD 57102
2. Queen City Fire Insurance Building (Soo Hotel) 335 N. Main Avenue	Listed on NR
3. Old Minnehaha County Courthouse 200 W. 6th Street	Listed on NR
6a. S.E. Blauvelt Building 433 N. Main Avenue	Twelfth Street Company P. O. Box 909 Sioux Falls, SD 57101
7. Coliseum and Convention Center 501 N. Main Avenue	City of Sioux Falls 224 W. 9th Street Sioux Falls, SD 57102
10. John Deere Building 400 N. Main Avenue	Gourley Distributing 400 N. Main Avenue Sioux Falls, SD 57102
11. Willey-Williams Block 330 N. Main Avenue	LeRoy Schmidt and Don Dunham 425 North Indiana 622 S. Minnesota Sioux Falls, SD 57103 Sioux Falls, SD 57102
12. Albert House Hotel 333 N. Phillips Avenue	Arnold Murray 4905 Cottonwood Place Sioux Falls, SD 57106
13. Andrew Kuehn Warehouse 401 N. Phillips Avenue	Listed on NR
14a. Jones Seed Company Warehouse 421 N. Phillips Avenue	Hugh T. Lindsay 400 N. 1st Street Minneapolis, MN 55401
15. Jewett Brothers Warehouse 431 N. Phillips Avenue	Lindsay Brothers Co. 431 N. Phillips Avenue Sioux Falls, SD 57102
17. Milwaukee Road Freight Depot 400 N. Phillips Avenue	Raven Industries 205 E. 6th Street Sioux Falls, SD 57102

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20a. Manchester Biscuit Company Bldg  
205 E. 6th Street

Raven Industries  
205 E. 6th Street  
Sioux Falls, SD 57102

20b. Manchester Biscuit Company Bldg  
205 E. 6th Street

Raven Industries  
205 E. 6th Street  
Sioux Falls, SD 57102

Contributing

4a. County Courthouse Annex  
413 N. Main Avenue

Minnehaha County Commissioners  
Courthouse, 415 N. Dakota Avenue  
Sioux Falls, SD 57102

5. Mills Street Car Barn  
431 N. Main Avenue

Twelfth Street Company  
P. O. Box 909  
Sioux Falls, SD 57101

8. Consolidated Tank Line Building  
110 W. 5th Street

First National Bank Trust Company  
100 S. Phillips  
Sioux Falls, SD 57102

Fabric

9. Costello Building  
434 N. Main Avenue

Gill Haugen  
2600 N. Louise Avenue  
Sioux Falls, SD 57104

16. Milwaukee Road Passenger Depot  
501 N. Phillips Avenue

Peder K. Ecker  
721 E. 21st Street  
Sioux Falls, SD 57102

18. International Harvester Building  
196 E. 6th Street

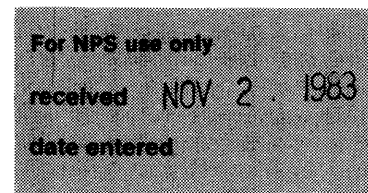
Raven Industries  
205 E. 6th Street  
Sioux Falls, SD 57102

19. International Harvester Showroom  
Building  
206 E. 6th Street

Dakota Casket  
206 E. 6th Street  
Sioux Falls, SD 57102

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Intrusion

- |  |   |
|--|---|
| 4b. Lots<br>6th Street                           | Minnehaha County Commissioners<br>Courthouse, 415 N. Dakota Avenue<br>Sioux Falls, SD 57102 |
| 4c. Building<br>6th Street                       | Minnehaha County Commissioners<br>Courthouse, 415 N. Dakota Avenue<br>Sioux Falls, SD 57102 |
| 6b. Lot<br>Main Avenue                           | Twelfth Street Company<br>P. O. Box 909<br>Sioux Falls, SD 57101                            |
| 14b. Lot<br>Phillips Avenue                      | Hugh T. Lindsay<br>400 N. 1st Street<br>Minneapolis, MN 55401                               |
| 21. Lot<br>E. 6th Street & Phillips Avenue       | Goodwill Industries<br>320 N. Phillips Avenue<br>Sioux Falls, SD 57102                      |
| 22. Two metal storage Buildings<br>Dakota Avenue | Twelfth Street Company<br>P. O. Box 909<br>Sioux Falls, SD 57101                            |

THIRD STREET

44	150	18
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**21**

THIRD STREET

1	18
2	17
3	16
4	15
5	14
7	12
8	11
9	10

**28**

THIRD STREET

44	150	44
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**33**

FOURTH STREET

44	150	18
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**20**

FOURTH STREET

1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10

**29**

FOURTH STREET

44	150	44
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**32**

FIFTH STREET

44	150	18
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**19**

FIFTH STREET

1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10

**30**

FIFTH STREET

150	18	150	44
2	17		
3	16		
4	15		
5	14		
6	13		
7	12		
8	11		
9	10		

**31**

SIXTH STREET

44	150	18	150
2	17		
3	16		
4	15		
5	14		
6	13		
7	12		
8	11		
9	10		

**12**

SIXTH STREET

150	18	150
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**13**

SIXTH STREET

150	18	150	44
2	17		
3	16		
4	15		
5	14		
6	13		
7	12		
8	11		
9	10		

**24**

SEVENTH STREET

44	150	18
2	17	
3	16	
4	15	
5	14	

**14**

SEVENTH STREET

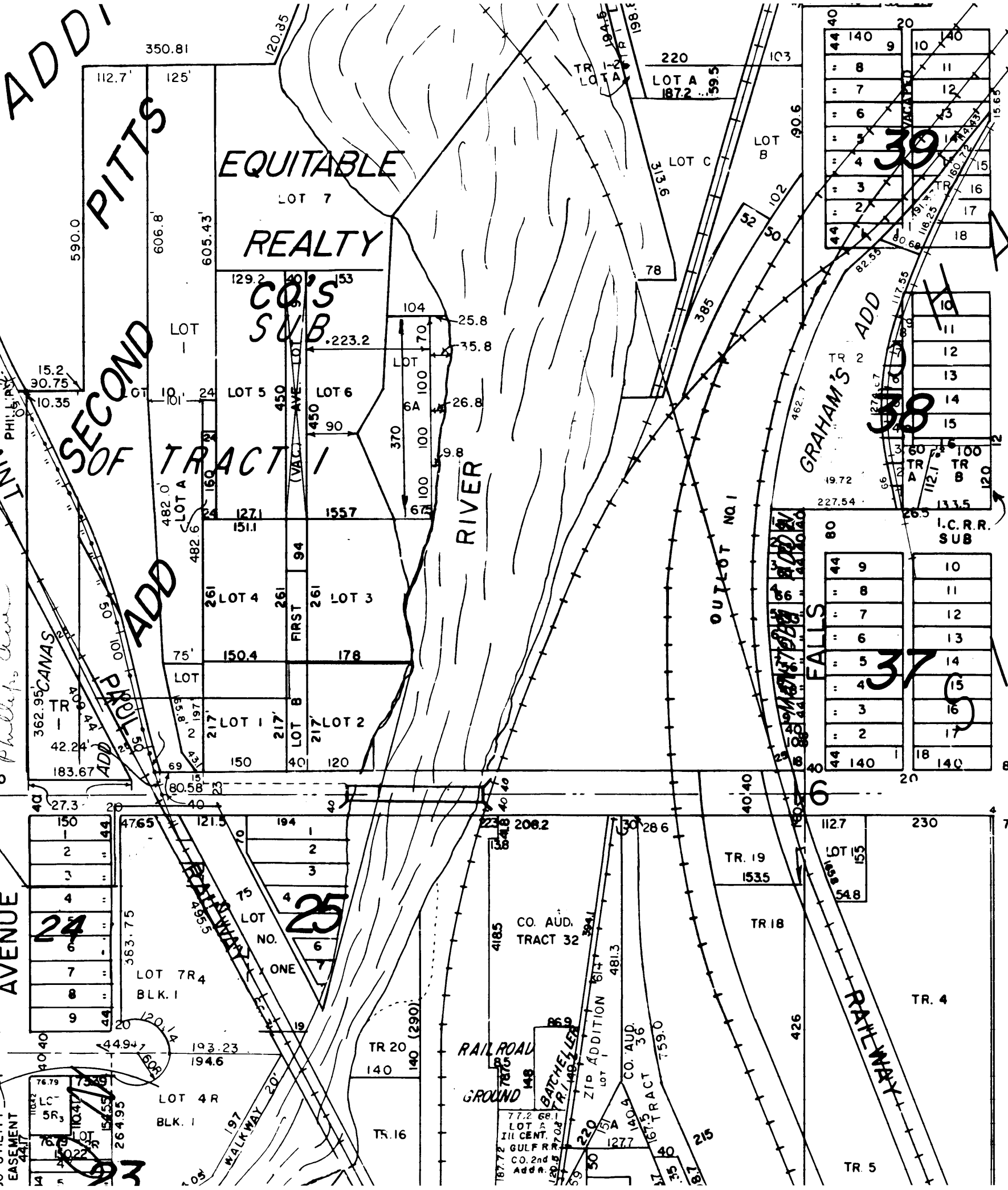
18	150
2	17
3	16
4	15

**15**

SEVENTH STREET

150	18	150	44
2	17		
3	16		
4	15		
5	14		
6	13		
7	12		
8	11		
9	10		

**25**



THIRD STREET

44	150	18
2	17	
3	16	
4	15	
5	14	
6	13	
7	12	
8	11	
9	10	

**46**

FOURTH STREET

9	18
8	17
7	16
6	15
5	14
4	13
3	12
2	11
1	10

**47**

FIFTH STREET

9	18
8	17
7	16
6	15
5	14
4	13
3	12
2	11
1	10

**48**

SIXTH STREET

140	18	140
8	17	
7	16	
6	15	
5	14	
4	13	
3	12	
2	11	
1	10	

**49**

SEVENTH STREET

140	18	140
8	17	
7	16	
6	15	
5	14	

**50**