

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sioux Falls Downtown Historic District

other names/site number _____

2. Location

street & number Roughly bounded by S. Dakota and S. First Avenues not for publication N/A
and W. Ninth and W. Fourteenth Streets

city or town Sioux Falls vicinity N/A

state South Dakota code SD county Minnehaha code 099 zip code 57102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 10/19/94
Signature of certifying official/Title Date
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

for
Signature of the Keeper Edson H. Beall Date of Action 12.1994
Entered in the National Register

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property

(Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

10

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: business, professional, financial institution, specialty store, department store, restaurant
Government: city hall, fire station, post office, courthouse
Domestic: multiple dwelling, hotel
Education: school, library
Recreation and Culture: theater
Social: meeting hall

Current Functions

(Enter categories from instructions)

Commerce/Trade: business, professional, financial institution, specialty store, department store, restaurant
Government: city hall, fire station, courthouse
Domestic: multiple dwelling
Recreation and Culture: theater

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Romanesque
Late 19th and 20th Century Revivals:
Classical Revival, Mission/Spanish Colonial Revival, Italian Renaissance
Late 19th and Early 20th Century American Movements: Prairie School, Commercial Style
Modern Movement: Art Deco

Materials

(Enter categories from instructions)

foundation Other (stone: quartzite)
walls Brick
Other (stone: quartzite)
roof Wood
other Terra cotta
Stucco

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: N/A

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

circa 1878-1941

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See continuation sheet

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Sioux Falls Planning Office

Sioux Falls Downtown Historic District
Name of Property

Minnehaha, South Dakota
County and State

10. Geographical Data

Acreeage of Property approx. 36.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 4	6 8 3 2 4 0	4 8 2 3 9 4 0
	Zone	Easting	Northing
2	1 4	6 8 3 6 8 0	4 8 2 3 8 0 0

3	1 4	6 8 3 7 0 0	4 8 2 3 4 1 0
	Zone	Easting	Northing
4	1 4	6 8 3 3 9 0	4 8 2 4 2 8 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patricia Murphy and Susan Granger

organization Gemini Research date December 1, 1993

street & number 15 E. 9th Street telephone (612) 589-3846

city or town Morris state MN zip code 56267

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet**

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Sioux Falls Downtown Historic District
Sioux Falls, Minnehaha, South Dakota

7. NARRATIVE DESCRIPTION

The Sioux Falls Downtown Historic District is located in the center of Sioux Falls, a city of 103,000 people in southeastern South Dakota. The historic district, which comprises about 36 acres or approximately 10 square blocks, encompasses a large portion of the banking, retailing, service, and civic center of historic downtown Sioux Falls. Historic wholesaling, industrial, and railroad freight structures are located about four blocks to the north in the Old Courthouse and Warehouse Historic District, an area of approximately four square blocks which has already been listed on the National Register.

The Downtown Historic District is roughly rectangular in shape, extending about six blocks from north to south and four blocks from east to west. Two blocks east of the district is the Big Sioux River. It flows northward a short distance to the falls, where the river drops dramatically over an outcropping of native Sioux quartzite, an extremely hard stone with a distinctive hue ranging from grays and pinks to red-purple. The falls, an unusual feature within the region's prairie landscape, were a natural focal point for early settlement interests. It was the prospect of cheap, abundant water power which attracted the land speculators who founded Sioux Falls. Most of the trunk rail lines that served Sioux Falls had alignments along the downtown reach of the river corridor, with spurs servicing the industrial structures near the falls and the freight needs of the warehouse district. Along the west side of the historic district is Minnesota Avenue, a heavily travelled north-south thoroughfare which defines the western edge of downtown. Surrounding the district on the northern, western, and eastern sides are several banks, hotels, parking structures, and other commercial buildings, most of which were built in the 1960s through the 1980s, and several surface level parking lots. Abutting the southern edge of the district is the All Saints Historic District, already listed on the National Register, which is a turn of the century residential neighborhood with a diverse mix of grand and modest dwellings.

The Downtown Historic District includes 90 buildings, 60 of which have been classified as Contributing. Ten of these Contributing buildings have already been listed on the National Register as individual properties. Most of the Non-contributing buildings are commercial structures which either do not date from the period of significance, or have been altered to the degree that they do not contribute to the historic character of the district.

The list of property types in the historic district is as varied as the economy of Sioux Falls is complex. The list includes retail stores, banks, hotels, restaurants, office buildings, automobile dealerships, a funeral home, a theater, fraternal halls, a city hall, a federal building, a public library, a fire station, and four apartment buildings. Most of the buildings

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are two to four stories tall, although the Security State Bank towers over downtown at seven stories. Most of the historic buildings are faced with either brick, stone, or concrete block. Six of the buildings were constructed of native Sioux quartzite which was extensively quarried at various sites in and near Sioux Falls. Many of the buildings are faced in reddish-brown, brown, or gray brick. Nearly all of the builders used decorative brick and stonework to enliven the facades.

The buildings in the historic district range in style from the 19th century Romanesque Revival to the Art Deco and W.P.A. Moderne of the 1930s. A large number of the buildings are Classical Revival in influence. Some of the commercial buildings in the district are amazingly intact. Most retain excellent integrity above the first floor, while being somewhat altered at the storefront level. The governmental buildings are largely intact. Most of the structures in the district are in fair to good condition and several have been renovated recently.

Representative, Contributing examples of major property types in the district are discussed below. The buildings are arranged by property type and by year of construction. Properties may be identified by map number on the accompanying map entitled "Sioux Falls Downtown Historic District, Minnehaha, South Dakota." A complete list of all buildings in the district appears at the end of the Narrative Description.

LATE 19TH AND TURN OF THE CENTURY COMMERCIAL BUILDINGS

Address: 120-126 S. Phillips Avenue
Map #: 55
Historic Name: Peck-Norton-Murray Block (later Beach-Pay Block)
Date built: 1887
Architect: Wallace L. Dow

The Peck-Norton-Murray Block, located at the northeastern corner of the historic district, is one of the oldest commercial buildings remaining downtown. It is a three story brick building which is a good example of the Romanesque Revival style as applied to commercial architecture. It has a red pressed brick facade which is richly decorated with the rounded arches, decorative brickwork, and carved stone which is characteristic of the Romanesque Revival. The two middle storefronts are adjacent, while the outer two are divided from the middle section by two slightly projecting, rounded arched brick entrances which are topped by elaborate pediments. These entrances lead to the second floor of the building. The second story has rectangular double-hung sash. Each bay of the third story has a tripartite grouping of rounded arched windows, the middle one of which is slightly wider and taller. Roundels adorn the springing blocks. Brick belt courses with rectangular brick panels divide stories. Brick piers divide the bays and

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project above the parapet where they are topped with shell motifs. Brick corbelling adorns the cornice below the parapet. Two date plaques reading "1887" are set between the piers at the cornice level above the entrance bays. The westernmost plaque is topped by the inscription "Beach-Pay Block" (an early alteration) at the parapet level. While the storefronts have been altered, the upper stories are largely intact, although the windows in the westernmost bay have been filled with brick. The Peck-Norton-Murray Block was originally owned by Porter Peck, John Norton, and John Murray and housed a large implement business with a livery which was operated out of the rear of the building. It later housed a printing company owned by William A. Beach and an art store owned by Asher K. Pay.

Address: 121-123 S. Main Avenue
Map #: 35
Historic Name: Pettigrew and Tate Building
Date built: 1888
Architect: Joseph Schwarz

The Pettigrew and Tate Building is a three story Romanesque Revival style Sioux quartzite building which is already listed on the National Register. The building was originally owned by prominent early settlers Richard F. Pettigrew and Samuel L. Tate. It was home to the offices of many of Pettigrew and Tate's successful business ventures including the Sioux Falls Stockyards Company, Pettigrew and Tate Real Estate, Loans, and Mortgage, and the Sioux Falls Street Railway Company. The first two floors of the building housed retail stores and offices and the third floor contained a large fraternal hall.

Address: 107 N. Main Avenue
Map #: 32
Historic Name: Ramsey Brothers Block
Date built: 1890

The Ramsey Brothers Block is a three story brick Romanesque Revival style commercial building. The three-bay main facade is basically symmetrical with a central entrance (leading to the upper floors) which is flanked by two storefronts. Rectangular panels of brick patterning are located below each window of the upper stories. The second story windows have brick jack arches. The third story window openings are rounded arched with leafy springing blocks. At the top of the building is an elaborate pressed metal cornice with dentils, roundels, brackets, and arcading. At the center of the cornice is a name plate reading "Ramsey Bros". The original windows have been replaced with aluminum combination sash and the storefronts have been altered. The Ramsey Brothers Blocks was originally owned by William and John H. Ramsey. The Ramseys were the proprietors of Ramsey Brothers Boots and Shoes at 110 S. Phillips Avenue. Built for investment purposes, the Ramsey

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Brothers Block housed a number of businesses and offices and a limited residential hotel in which John H. Ramsey lived.

Address: 209 S. Phillips Avenue
Map #: 64
Historic Name: Rummel Brothers Block
Date built: 1895

The elaborate cornice and tall, narrow proportions of this two story brick commercial building give it a restrained Italianate flavor not uncommon among late 19th century contractor-designed commercial structures. On the second story a band of buff-colored stone serves as a continuous window sill and beltcourse. The central window on the second story is segmentally arched while the outer two are rectangular. Brick detailing emphasizes the arch above the middle window. A band of brick dentils is set below the stepped cornice which is ornamented with brackets, roundels, and urns. The name plate on the cornice has recently been changed to read "Danz" instead of the original "Rummel". The storefront has been altered. The Rummel Brothers Block was originally owned by Franklin and Jacob Rummel. Between 1895 and 1921 it housed the Rummels' hardware store and tinshop. The Rummel brothers lived on the second floor of the building.

Address: 332 S. Phillips Avenue
Map #: 88
Historic Name: Southwestern Annex
Date built: circa 1895

The Southwestern Annex is a basically intact two story brick commercial building which stands near the southern end of the Phillips Avenue historic commercial corridor. The building is simple in design, with a light brick cornice and segmentally arched second story windows whose arches are joined by simple raised brick detailing. The first story retains intact storefronts with cast-iron lintels with rosettes and an original display and transom window configuration. The building has recently been renovated.

Address: 210 S. Main Avenue
Map #: 40
Historic Name: Ballard Block
Date built: 1902
Contractor: Levi and Samuel Ballard

The Ballard Block is a small, but quite substantial and finely detailed two story commercial building. It was constructed of Sioux quartzite and was a showpiece for the Ballards' craft of stone masonry. The three-bay main facade is faced in alternating thick and thin bands of rockfaced stone, and is enriched with ornate cut stone detailing. The continuous sill of the

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three second story windows rests on projecting stone blocks which creates a crenelated effect. The rounded arched second story windows have smoothly-dressed keystones and there is a beltcourse at the base of the arches. At the parapet level, a smoothly-dressed beltcourse is topped by a band of overlapping pointed arches which adds a Gothic Revival flavor to the design. A stone cornice projects from the top of the main facade. The building has been altered at the storefront level and the second story windows have been replaced with aluminum combination sash. The Ballard Block was originally owned by Levi, Mattie, and Samuel Ballard. It housed Ballard and Son, a firm which produced marble and granite monuments, and the Ballard Tile and Marble Company. The Ballards used the first floor as a salesroom, the basement as a stone cutting room, and the second floor as rental space.

EARLY 20TH CENTURY COMMERCIAL BUILDINGS, OFFICE BUILDINGS, AND BANKS

Address: 309 S. Phillips Avenue
Map #: 79
Historic Name: Buckeye Block
Date Built: 1906

The Buckeye Block is a handsome and intact two story commercial building which was built in 1906. The main facade is faced with buff-colored pressed brick. The four-bay second story has intact Chicago style double-hung windows and a corbelled brick cornice. The first story of the building has been renovated with an historically sensitive storefront. Among the early occupants of the Buckeye Block were the Henry McClure real estate office, a bowling alley, a confectionery, and a cigar factory.

Address: 212-216 S. Main Avenue
Map #: 41
Historic Name: Shakstad Block
Date Built: 1909

The Shakstad Block is an excellent and basically intact example of early 20th century commercial design. The main facade of the two story building is faced with brown pressed brick and is topped by a double-row corbelled brick cornice. The second story of the main facade has six rectangular window openings with brick jack arches and rockfaced Sioux quartzite sills. The cast iron posts and lintels which enframe the three storefronts are still exposed, and the storefronts retain recessed entrances. The Shakstad Block was originally owned by Erik and Inga Shakstad, who operated Shakstad Electric in one of the storefronts.

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Address: 323 S. Phillips Avenue
Map #: 85
Historic Name: Elmwood Block
Date Built: 1909

The Elmwood Block is a two story, brown pressed brick commercial building which is an excellent example of the small scale, low-rise commercial structures constructed in Sioux Falls during the 1910s and 1920s. The five-bay second story has paired rectangular double-hung windows in the outer bays and groups of three rectangular windows in the middle bays. Each window is topped by its own transom. Brick piers divide the second story bays and rest on a continuous stone sill/belt course. Between the storefront and the base of the second story windows are rectangular bands of cream-colored brick which reflect the width of the upper window bays. The building's masonry work also includes a brick belt course above the second story windows and a corbelled brick cornice which forms a line below a stone-capped brick parapet. The storefront level has been altered. The Elmwood Block originally housed a grocery store and an upholstery shop on the first floor and apartments and offices on the second story.

Address: 216 S. Phillips Avenue
Map #: 70
Historic Name: Kinkade New and Second Hand Store
Date Built: 1909

The Kinkade New and Second Hand Store is a two story, brown pressed brick commercial building which has a restrained, mildly Classical Revival design. The building has a simple brick and concrete cornice, concrete sills and lintels, and paired second story windows. The storefront level has been altered. The Kinkade New and Second Hand Store was originally owned by William S. and Lizzie Kinkade. This building was constructed to replace the Kinkades' previous woodframe commercial building which stood on the same site.

Address: 218 S. Phillips Avenue
Map #: 71
Historic Name: Hirsch Brothers Block
Date Built: 1910

The Hirsch Brothers Block is a two story, brown pressed brick commercial building which features the simple shapes and geometric detailing characteristic of Craftsman-inspired commercial design. The second story of the main facade has a large rectangular window opening, enframed by bands of recessed brickwork, into which are set three double-hung windows with transoms. Above this window opening at the cornice level is a brick panel decorated with inset diamond-shaped concrete tiles. The first story storefront has been altered. The Hirsch Brothers Block was originally owned

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by Charles R. and Paul F. Hirsch. It was built to house the Hirsch Brothers Bakery which had been located at 114 N. Phillips Avenue since 1892. The building's second story apartment was originally rented by a milliner and her husband.

Address: 229-235 S. Phillips Avenue
Map #: 76
Historic Name: Boyce-Greeley Building
Date built: 1910
Contractor: Sioux Falls Construction (southern part)
T. N. Ross (northern part)

The Boyce-Greeley Building is a large four story structure which is an excellent example of the transformation that occurred in urban American commercial architecture after the turn of the century. It is much more massive than the commercial structures built in previous decades, and has a concrete, rather than stone, foundation. As was typical at the time, the builders selected a brown pressed brick, rather than the previously popular red pressed brick for the building's exterior. The building was constructed in two parts which combine to form an H-shaped plan with a central airway and lightwell. The building has a handsome, restrained Classically-inspired design with little ornamentation. Tripartite windows are aligned vertically within bays which are divided by brick piers. The building is topped by a simple metal Classical Revival cornice. The rear walls are faced with common brick and have segmentally arched window openings. The building is an excellent example of the type of large commercial structures and office buildings which were built in the commercial and warehouse districts of major Midwestern cities in the opening decades of the century. The Boyce-Greeley Building was originally owned by Jesse Boyce, an attorney, and George Greeley, a real estate investor. The first occupants of the main floor were a music store, a drug store, and a clothing store, while the upper stories housed the offices of physicians, dentists, attorneys, grain buyers, and other businessmen and professionals.

Address: 116 W. 11th Street
Map #: 19
Historic Name: Boyce-Greeley Annex
Date built: 1910

The Boyce-Greeley Annex was built in 1910 behind, but detached from, the Boyce-Greeley Building (#76), probably as additional investment income for original owners Jesse Boyce and George Greeley. The small, one story building has a simple, pleasing Commercial style design and is remarkably intact. It is faced with dark brown brick and has one large storefront window with a multipaned transom. The window is topped by a row of five lamp fixtures with white globe shades. Among the first occupants of the building

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was the Sioux Falls Construction Company, the firm which built the southern half of the Boyce-Greeley Building and was managed by Leonard Boyce, the nephew of Jesse Boyce. It is probable that the firm also constructed the Boyce-Greeley Annex.

Address: 227 W. 9th Street
Map #: 5
Historic Name: Weber Block
Date Built: 1911

The Weber Block is a tall, narrow three story commercial structure which is distinguished by fine brickwork with dark brown pressed brick and contrasting white mortar joints. The strong masonry which enframes the vertically-aligned paired rectangular windows on the upper floors gives the building a distinctive design. The Weber Block retains its original storefront opening, although the storefront has been altered. Flanking the base of the storefront are massive rockfaced gray quartzite blocks which add to the visual strength of the design, a feature which is further reinforced by the surviving quartzite curb blocks along the edge of the sidewalk. The brick cornice is topped by a stepped brick parapet. The facade of the building clearly shows how the building was designed to fit its hillside site. The Weber Block was originally owned by Robert H. Weber who operated a bicycle and motorcycle sales and repair business on the first floor and lived in one of the six apartments upstairs. Weber also owned the Weber Apartments (1915) (#5), located at the southern end of the district.

Address: 218-228 S. Main Avenue
Map #: 42
Historic Name: Williams Building
Date Built: 1914 and 1920
Architect: Perkins and McWayne (1920)
Hugill, Blatherwick, and Fritzel (1948 interior remodelling)

The Williams Building is a handsome, two story brown pressed brick Classical Revival style commercial structure which was built in two phases in 1914 and 1920. The later, southern, phase was designed by Perkins and McWayne to match the first. The main facade of the Williams Building is largely intact above the storefronts, and has wide rectangular windows which are topped by rectangular multi-paned transoms. The windows are arranged singly and in pairs and are divided by brick piers which have square stone capitals and continuous stone lintels and sills. The brick pier motif is repeated at the parapet level. The building has been altered at the storefront level. The Williams Building was originally owned by F. T. Williams, who operated Williams Piano Company in the northern storefront. This business was the first to sell pianos in Sioux Falls. Early occupants of the upper two floors of the 1914 building included music studios, a film corporation, and a

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ladies' tailoring company. In 1922 the second floor became the home of WFAT, one of the first two radio stations in Sioux Falls. The radio studios were remodelled in 1948 by Hugill, Blatherwick, and Fritzel for KIHO radio. The southern half of the building originally housed the H. G. White Cafeteria, the Sioux Falls Paint and Glass Company, and the Kinsberry-Barber Motor Company which included a 52-car capacity garage. The second story also housed the Nettleton Commercial College between 1920 and the 1970s.

Address: 101 S. Main Avenue
Map #: 33
Historic Name: Security Bank Building
Date built: 1917
Architect: E. Jackson Casse Co.

The Security Bank Building is a seven story brick-faced Classical Revival style building which is already listed on the National Register. It was the first building in South Dakota to be built with a structural steel skeletal system. Originally owned by the Security National Bank, the building housed the bank's headquarters as well as a large number of offices for physicians, dentists, attorneys, insurance companies, and other firms.

HOTELS AND RESTAURANTS

Address: 221 S. Phillips Avenue
Map #: 72
Historic Name: Carpenter Hotel
Date built: 1912
Architect: Joseph Schwarz
Harold Spitznagel (1940 first floor remodelling)

The Carpenter Hotel is an opulently detailed 175-room brick-faced hotel which is already listed on the National Register.

Address: 325-337 S. Phillips Avenue
Map #: 86
Historic Name: Nickel Plate Restaurant
Date Built: 1939

The Nickel Plate Restaurant is a one story tan brick coffee shop-type restaurant with attached storefronts. The restaurant storefront has exceptional commercial signage which includes, at the top of the main facade, original "Nickel Plate" lettering rendered in neon script. Next to this is the inscription "GOOD FOOD" in raised brushed aluminum letters. At the corner of the main facade is a three-part projecting corner sign topped by a round white plastic panel with a caricature of a chef that sits atop two rectangular panels with concave sides that read "Nickel Plate CAFE" in neon.

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The building has a circa 1960s front with red brick planter boxes below plate glass windows which are set under a shingled eave. Much of the interior dates from 1939.

DEPARTMENT STORES

Address: 230 S. Phillips Avenue
Map #: 75
Historic Name: Shriver-Johnson Department Store
Date Built: 1918
Architect: Perkins and McWayne
Contractor: Butler Brothers

The five story Shriver-Johnson Department Store has already been listed on the National Register. This handsome Prairie style building is faced with grayish-brown pressed brick. It was the largest department store in South Dakota throughout the retail store's existence. Shriver-Johnson's was originally owned by A. R. Shriver and J. H. Johnson who established their department store business in 1914 with the purchase of the former Koenig Brothers Department Store of Sioux Falls.

Address: 127 W. 9th Street
Map #: 1
Historic Name: Fantle Brothers Department Store
Date Built: 1938
Architect: Hugill and Blatherwick

This two story building was constructed as a department store, although its sophisticated and rather restrained Art Deco style recalls much of the public architecture of the 1930s such as post offices, schools, and other civic buildings. Fantle's is faced with orange-brown pressed brick and has smoothly dressed limestone detailing. Both stories have horizontal bands of rectangular windows which are set into simple frames. Wide, smooth stone piers with polished marble bases mark the entrance bays. The entrances have distinctive Art Deco detailing including curving fluted metal canopies, smooth metal doors, black and silver Art Deco style lamp fixtures, and sculptural curving glass block stairwell windows. New aluminum framed windows were installed in most openings and the main entrance at the northwestern corner was converted to a window when the building was renovated into an office building. Fantle Brothers Department Store was owned by Charles and Samuel Fantle and first located on Phillips Avenue. It was operated at the 9th Street site by Charles' son Benjamin Fantle.

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AUTO DEALERSHIPS AND GARAGES

Address: 312-316 W. 9th Street
Map #: 7
Historic Name: John P. Bleeg Company
Date Built: 1913

Located in the northwestern corner of the historic district, this large three story brown pressed brick building was among the first of many in Sioux Falls which were built for the sale, servicing, and storage of automobiles. The building features a Mission Revival design with curvilinear parapet walls at the top of the main facade. A ceramic tiled eave originally ran across the main facade at cornice level. The bays of the main facade are divided by brick pilasters which are capped with geometric brickwork capitals. Most of the rectangular window openings are paired with 6/3 sash. The rear portion of the building has industrial sash windows and common brick walls. The storefront level has been altered with vertical wood panelling. The building was originally owned by John P. Bleeg who operated a Hudson automobile dealership. During the early 1920s the building concurrently housed Bleeg's dealership, Knopp Brown and Company (a Franklin/Packard dealership), and the H. F. Brownell Company (an automotive supply store).

Address: 315-319 W. 9th Street
Map #: 8
Historic Name: Thompson Auto Company
Date Built: 1914

The Thompson Auto Company, an automobile dealership and garage which was built into a hillside site, is a two story brown pressed brick building which features elaborate brick patterning at the cornice and parapet level. Brick piers divide the three bays on the main facade and help define the entrance which has sidelights and transoms. The upper story of the main facade retains original paired rectangular window openings with double-hung sash. The storefront window and door openings have been filled with wood. The Thompson Auto Company was originally owned by Claude W. and Pearl P. Thompson. Within a few years of opening the L and L Motor Company, which was owned by another family member, shared the building with Thompson Auto.

Address: 300-304 W. 9th Street
Map #: 6
Historic Name: Northwestern Motor Company
Date Built: 1917
Architect: Livermore and McWayne

The Northwestern Motor Company is a two story brown pressed brick building which occupies a corner lot at the northwestern corner of 9th Street and Dakota Avenue. The building was built into a hillside with its Sioux quartzite foundation exposed on the lower (eastern) facade. While actually a

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flat-roofed structure, the building has a Mission or Spanish-inspired red ceramic tile eave along the roofline. The first story of the main facade originally had large rectangular plate glass display windows. These and many of the other windows have been partially filled with wood. The second story has tripartite groupings of narrow double-hung windows flanking large rectangular windows. The dealership sold Haynes and Maxwell cars and the garage could store 65 cars. The Northwestern Motor Company was originally owned by Lewis Leavitt, who was also a co-owner of Walkins and Leavitt Garage (1919) (#9).

Address: 100-102 S. Dakota Avenue
Map #: 26
Historic Name: Hahn-Jonas Motor Company
Date Built: 1917
Architect: Perkins and McWayne

The Hahn-Jonas Motor Company, designed by Perkins and McWayne, is an excellent and sophisticated example of Prairie School architecture. The design of the two story corner building is dominated by colossal brick engaged columns and pilasters which have elaborate and unconventional bracketed capitals. The building has a smoothly dressed cut stone base, red pressed brick facades, brick piers between the bays, and buff-colored terra cotta capital blocks. Along 9th Street the building has a gabled parapet. Large expanses of plate glass (now filled with darkened glass) would have provided a clear view of the autos on display inside. The garage had a capacity for 40 cars. The Hahn-Jonas Motor Company was originally owned by Henry W. Hahn and Hazel C. Jonas.

Address: 106 S. Dakota Avenue
Map #: 27
Historic Name: Sioux Falls Motor Company
Date Built: 1918
Architect: Perkins and McWayne

The Sioux Falls Motor Company is a two story Classical Revival style building which is faced with variegated reddish-brown brick. The main facade has large symmetrically arranged window and door openings designed for showroom display. Vertical stretchers top each window opening. The rear portion of the building has three stories due to its hillside placement, and attached to this is a one story wing. The rear walls retain segmentally arched and rectangular window openings with stone sills. Many of the window and door openings on the main facade have been filled with wood. The Sioux Falls Motor Company was originally owned by William DeNoma and was built with a capacity for 50 cars.

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Address: 132 S. Dakota Avenue
Map #: 29
Historic Name: Brooks Building
Date Built: 1919
Architect: Perkins and McWayne

The Brooks Building is a large, three story red pressed brick building which occupies a prominent corner site. It features a balanced, mildly Classical Revival style design with brick piers between the bays which are topped by geometric brick patterning. At the top of the building is a slightly flared brick parapet topped with stone coping. The principal facades have regularly spaced rectangular window openings which are grouped in bands. The eastern (rear) wall has segmentally arched window openings. The building is in good condition with intact brickwork and new windows and doors. The Brooks Building was originally owned by Ray S. and Helen Brooks who operated a Nash automobile dealership in the building. The Brooks Building was constructed with a 50-car capacity garage and housed one of the city's first automobile elevators. Other early tenants included the Bell Paper Company, Fisher Printing, Schmidt and Sons, and Natz Welding and Machine Works.

Address: 132 N. Dakota Avenue
Map #: 25
Historic Name: Hodgins Building
Date Built: 1919

The Hodgins Building, a two story Prairie School-inspired automotive garage, is the northernmost structure in the historic district. The building is faced with dark brown pressed brick and is seemingly supported by large two story brick piers. The building's dark brick surfaces contrast sharply with the piers' massive inverted T-shaped stone capitals (which project slightly above the parapet) and with the diamond-shaped, buff-colored stone panels which are inset between the first and second stories. The Hodgins Building has a rockfaced stone base, and its design steps up the hill on a corner lot with its prominent facades facing Dakota Avenue and 8th Street. New windows have been installed throughout the building and some of the automobile entrances have been filled. The building has been renovated into the Community Health Center, an interesting adaptive use of a commercial structure designed as an automobile garage. The Hodgins Building was built for Eugene D. and Laura R. Hodgins who, along with Harold and Harvey Hodgins, operated the Hodgins Motor Company at this site.

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Address: 324 W. 9th Street
Map #: 9
Historic Name: Walkins and Leavitt Garage
Date Built: 1914
Architect: Perkins and McWayne

The Walkins and Leavitt Garage is a remarkably intact two story auto showroom and 350-car garage with a simple, yet powerful Commercial style design. The main facade is faced with brown pressed brick and dominated by a stepped and gabled parapet. The words "GARAGE" are inscribed in a triangular-topped name plate at the center of the parapet. On the first story, square brick engaged columns divide the bays. The columns have capitals level with small, inverted triangular-shaped tiles. Each of the principal first story window and door openings is topped by diamond-shaped brick patterning. Other brick detailing includes panels of basketweave brickwork between the stories, and stretcher beltcourses and window surrounds. The second story of the main facade retains its original large industrial sash windows, parts of which swing open to provide ventilation. The side walls have segmentally arched window openings with double-hung sash, some of which have been filled. Projecting from the center of the second story on the main facade is a large circa 1960s sign that reads "Kindler Pontiac Cadillac". The rear portion of the building, constructed in 1927, employs many details similar to those of the main facade, although it is a one story structure. It has a facade which faces Minnesota Avenue which has a stepped parapet wall, engaged brick columns with contrasting capitals, and geometric detailing. The Walkins and Leavitt Garage is one of few automotive-related structures in downtown Sioux Falls that still serves a purpose similar to that for which it was built. The Walkins and Leavitt Garage was originally owned by James Walkins and Lewis L. Leavitt.

Address: 104 W. 12th Street
Map #: 21
Historic Name: Harms Motor Company
Date Built: 1920

Harms Motor Company is a modest one story concrete block auto garage. The basically symmetrical main facade is punctuated by large brick-edged openings for storefront windows and garage doors. The shape and style of these pilaster and lintel door surrounds gives an almost Egyptian flavor to the design. The original display windows--two at the center and two on the outside flanking the doorways--are intact, and have rectangular transoms and brick lintels and sills. The main facade has a brick-topped, tile-edged parapet which projects slightly above the roofline of the main body of the building. The side walls have been covered with stucco, and the segmentally arched window openings have been partially filled in. The garage had a 50-car capacity and was originally owned by John H. and Maria Harms.

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Address: 318 S. Phillips Avenue
Map #: 83
Historic Name: Paige-Jewett Motor Company
Date Built: 1924

The Paige-Jewett Motor Company is a basically intact, three story building which was constructed to house a 125-car capacity parking garage and the sales and service departments of the Paige-Jewett Motor Company. The main facade, which is faced with pinkish-tan pressed brick, is divided into three bays. Each bay of the second and third stories contains a large rectangular window opening which is now filled with glass block. There is a stepped parapet wall at the top of the main facade. The storefront level has been altered but the storefront window openings still reflect the rhythm of the building's three-bay design. There is an original elevator for moving cars in the building's northeastern corner.

APARTMENT BUILDINGS

Address: 401-405 S. Phillips Avenue
Map #: 90
Historic Name: Brown Apartments
Date Built: 1908
Architect: Joseph Schwarz

The Brown Apartment building is a three story, Classical Revival style walk-up which occupies a prominent corner lot at the intersection of Phillips Avenue and 12th Street. The building has a U-shaped plan, with the ends of the "U" facing a parking lot located west of the structure. The main facade features a handsome, finely detailed, formal design with a typical tripartite division of base (in this case the first story where the brickwork has been laid to resemble stone bands), shaft (the second and third stories) and capital (the pressed metal cornice topped by a tile-edged brick parapet). The building's entrances are slightly recessed between brick piers topped stone entablatures, and the doors are topped by transoms. The Phillips Avenue facade is further enlivened by projecting three story bays. The Brown has rectangular windows with double-hung sash in a 8/1, 6/1, 4/1, and 1/1 arrangement. Smoothly dressed, cut stone sills and a beltcourse between the first and second stories contrast with the dark brick walls. The rear (western) portion of the building has been covered with stucco and the stairwells have been enclosed. The southern side wall is constructed of cream-colored brick with segmentally bbnarched window openings. The Brown was built with four large apartments per floor. Each had a living room with fireplace, dining room, two bedrooms, kitchen, bath, servant's room, and porch. The apartments on the upper floor also had libraries, and all units had built-in cabinets, oak woodwork, and hardwood floors. The Brown Apartments were originally owned by the Sioux Investment Company which was

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owned by Thomas H. and Mary M. Brown. The Browns also owned the Henderson Apartments (1916) (#23), located nearby within the historic district.

Address: 500 S. Dakota Avenue
Map #: 5
Historic Name: Weber Apartments
Date Built: 1915

Located in the southwestern portion of the historic district, this three story red brick walk-up apartment building features a Classical Revival style exterior and fine brick detailing. The main facade has a two story projecting rectangular entrance bay encompassing double leaf doors which are set within a brick surround and flanked by small sidelights. At the top of the main facade, the parapet serves as a balcony for the middle window on the third story. Two story brick pilasters which rise from the top of the first story appear to support a brick entablature with beltcourses and brick dentils at the cornice level. The northern and eastern (rear) facades are similar in detailing to the main facade, but more of the purple quartzite foundation is exposed. The southern side wall is constructed of peach-colored soft brick. Most of the windows are rectangular with 3/1 double-hung sash. The building's original design appears to be entirely intact except that the inscription on the name plate within the entablature on the main facade has been modified to read "Bellevue Apartments". A simple cast-iron fence defines the front (western) property line. The building has 18 one-bedroom apartments, six on each of three floors. The Weber Apartments were originally owned by Robert H. Weber, who also owned the Weber Block (1911) (#5) at the northern end of the historic district.

Address: 115 W. 12th Street
Map #: 23
Historic Name: Henderson Apartments
Date Built: 1916

The Henderson Apartments is a large, three story, 16-unit brown pressed brick walk-up apartment block which has a rectangular plan with two interior light wells. The building features a wonderfully eclectic design with an unusual combination of detailing. The applied geometric carving on the beltcourse between the second and third stories, some of the geometric detailing set into pebble dash above the third story windows, and the arrangement of windows in horizontal bands is reminiscent of Prairie School buildings, while the rounded arched entrance with its stone surround recalls Sullivan-esque designs. The gambrel roofed half-timbered projection at the center of the roofline on the main facade adds a Tudor Revival flavor, while the bracket-supported red ceramic tile eave gives the building a Spanish touch. Along the western side wall is a two story oriel window and two entrances, each topped by a rounded arched bracketed hood on a smaller scale than that

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of the main facade's front entrance. Many of the original windows have been replaced with single pane casement windows. Fine interior detailing includes oak woodwork, built-in cupboards, hardwood floors, French doors, space for a Murphy bed, and a lobby with oak woodwork and marble. The Henderson Apartments were originally owned by Thomas H. and Mary M. Brown who owned the Brown Apartments (1908) (#90), also in the historic district.

Address: 115 E. 11th Street
Map #: 18
Historic Name: Seville Apartments
Date Built: 1930

The Seville Apartment building is a two story Spanish Mission-inspired building with a three-bay main facade. The central projecting two story entrance bay has a pedimented parapet which is adorned with a concrete crest with a "K" for Kennedy (the original owner). Original bracketed eaves on either side of the central bay remain, but have been resurfaced. The building has small rectangular windows which are arranged singly and in groups of three and are aligned vertically. Square corner blocks are located at the outer edges of each lintel under the groups of three windows on the main facade. The original tile edging remains along the side walls. When the facade was re-stuccoed in the 1980s the brick lintels and sills were covered. A new awning obscures part of the first story of the facade and the original entrance has been altered. The Seville Apartments were originally owned by Kathryn Kennedy.

PUBLIC BUILDINGS

Address: 400 S. Phillips Avenue
Map #: 89
Historic Name: Federal Building and U.S. Courthouse
Date Built: 1891-1895 (with additions in 1913 and 1933)
Architect: W. J. Edbrooke (1895), James Knox Taylor (1913),
J. A. Wetmore (1933)

The Federal Building is a massive Richardsonian Romanesque style building constructed of rockfaced Sioux quartzite which is already listed on the National Register. It was enlarged in 1913 and 1933 and anchors the southern end of the historic district. The building was designed to house the U.S. Post Office, the federal courts system, and offices for other federal agencies.

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Address: 235 W. 10th Street
Map #: 17
Historic Name: Carnegie Free Public Library
Date Built: 1903
Architect: Joseph Schwarz

The Carnegie Free Public Library is a fine Classical Revival style library building constructed of rockfaced Sioux quartzite which is already listed on the National Register.

Address: 315 S. Main Avenue
Map #: 48
Historic Name: Washington High School
Date Built: 1908 (with additions in 1922 and 1936)
Architect: Joseph Schwarz (1908), Perkins and McWayne (1922 and 1936)
Contractor: J. J. Olson and Son (1908), McKinnon and Howard (1922), and Henry Carlson (1936)

Washington High School is a Classical Revival style school building constructed of rockfaced Sioux quartzite which is already listed on the National Register. It was enlarged in 1922 and 1936 with quartzite additions which match the fine quality of the original design.

Address: 100 S. Minnesota Avenue
Map #: 54
Historic Name: Central Fire Station
Date Built: 1913
Architect: Joseph Schwarz

Central Fire Station, located in the northwestern portion of the historic district, is already listed on the National Register. The imposing Renaissance Revival style design is rendered in Sioux quartzite and white limestone.

Address: 224 W. 9th Street
Map #: 4
Historic Name: Sioux Falls City Hall
Date Built: 1936
Architect: Harold Spitznagel
Contractor: Works Progress Administration

The Sioux Falls City Hall is a three story tan pressed brick governmental building which is an excellent and intact example of W.P.A. Moderne design. The building's simple sculptural volumes rise from a sharply contrasting black polished stone base, and step backward as the building rises in height. The black of the polished stone base is repeated in wide smooth door surrounds and urns which flank the stairs leading to the entrances. The

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building's tall, narrow windows are vertically aligned within simple brick and stone surrounds, some of which are recessed to form fluting. The building is capped with smoothly dressed buff-colored stone coping. Sculptural stone panels top each of the first story windows. The interior of the city hall is largely intact, although the original windows have been replaced. One wall of the city commission chambers includes a W.P.A. Federal Art Project mural by Edwin Boyd Johnson, which depicts agriculture and labor themes. A low-rise concrete parking ramp has been added to the northern side of the building.

MISCELLANEOUS PROPERTY TYPES

Address: 513 S. Main Avenue
Map #: 53
Historic Name: Moe Hospital and Clinic
Date Built: 1917

The three story Moe Hospital and Clinic occupies the northwestern corner of Main Avenue and 14th Street at the southern edge of the historic district. The original facade on Main Avenue features a simple Classical Revival design and is faced with buff-colored pressed brick and sits on a pinkish quartzite foundation. Two story brick piers add visual interest to the design of the upper stories. The brickwork on the first story is laid to resemble stone banding and an oval window with keystones marks the southeastern entrance. The central entrance bay projects slightly from the remainder of the main facade. South of the main entrance is a rectangular oriel window with transoms. Most of the hospital's windows are rectangular openings with double-hung sash, and most are grouped in pairs. Some of the windows have been filled with glass block. Also on the site is a one story cream-colored brick boiler house with a tall brick smokestack which was built in 1917. The Moe Hospital was originally owned by Anton J. and Frances Moe. The Moe family operated the hospital in this building until 1925, when it was purchased by the newly-formed Bethany Association. The Bethany Association and the Sioux Falls Hospital Association merged to form the Sioux Valley Hospital Association later that year. This building served as the Sioux Valley Hospital until 1930 when the hospital was moved to its present location.

Address: 318 S. Main Avenue
Map #: 49
Historic Name: Famous Players-Lasky Corporation Film Exchange
Date Built: 1922

This small, one story commercial building has a colorful 1920s design which is dominated by a stepped gabled parapet at the top of the main facade. Detailing includes a shield-like motif within the parapet, a brick cornice

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below the parapet, and brick headers which outline the storefront windows and emphasize the piers which divide the two bays. The building has a brick cornice below the parapet. The interior still contains original offices, a screening booth, and a series of brick vaults in which film reels were stored. The building was originally owned by the Famous Players-Lasky Corporation and served as a film distribution center until circa 1960.

Address: 507 S. Main Avenue
Map #: 52
Historic Name: L. D. Miller Funeral Home
Date Built: 1923
Architect: Perkins and McWayne
Contractor: Henry Carlson and Company

The L. D. Miller Funeral Home is a one story, stucco-covered Spanish Colonial Revival style building with a red ceramic tile hipped roof. The building is already listed on the National Register. The funeral home was built for Lee D. and Minnie Miller, who entered the field in 1902 when they added a mortuary to their livery and transfer business. Minnie Miller was the first woman to be licensed as an embalmer in the state of South Dakota.

Address: 415 S. Main Avenue
Map #: 51
Historic Name: Masonic Grand Lodge Library
Date Built: 1924
Architect: Hugill and Blatherwick

The Masonic Grand Lodge Library is an extraordinary Classical Revival style building which has already been listed on the National Register.

Address: 216 W. 13th Street
Map #: 24
Historic Name: El Riad Shrine Storage Building
Common Name: Horner Property
Date Built: 1925

The El Riad Shrine Storage Building is a small, one story stucco-covered building which is adorned with fanciful Moorish details such as small domes over the corner piers and a tiny rounded balcony at the center of an elaborate curvilinear parapet. Clearly the building's detailing was intended to recall the flourish and glamour of the parading Shriners themselves. The main facade has both a garage entrance and a pedestrian door, and the window and door openings are edged in soldier course brickwork. There is a Shrine emblem at the top of the rear portion of the main facade. The rear portion of the building is taller than the front to accommodate large props and screens.

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Address: 316 S. Phillips Avenue
Map #: 81
Historic Name: State Theatre
Date Built: 1925
Architect: Buechner and Orth
Contractor: Henry Carlson

The State Theatre is an elegant, three story vaudeville palace and movie theatre which features a sophisticated Beaux Arts-inspired design with a host of fine details. The colorful main facade is faced with light-brown pressed brick with contrasting white terra cotta trim. On the second story of the basically symmetrical main facade are two story brick pilasters which divide the bays, and elaborately detailed rectangular spandrels which divide the stories. Adamesque swags and garlands adorn panels above the second story windows. The facade is topped by an entablature with dentils, which is in turn topped by a stepped and curvilinear parapet adorned with medallions and other detailing. The triangular-shaped projecting theater marquee appears to date from circa 1950 and features the letters for "STATE" illuminated in light bulbs. The marquee was probably installed when the first story was resurfaced with polished granite. The expansive and lavishly furnished interior was designed to seat 1,600 patrons and is largely intact. The State Theatre was originally owned by Finkelstein and Ruben, a national theater circuit.

Address: 317-319 S. Phillips Avenue
Map #: 82
Historic Name: KSOO Radio Station
Date Built: 1936
Architect: Harold Spitznagel

The KSOO Radio Station is one of downtown Sioux Falls' best examples of the Art Deco style. The main facade is faced with orange-brown brick with contrasting light-colored stone trim. The main facade is divided into bays by wide brick piers which are decorated with Art Deco style circular silver medallions and narrow fluted metal cylinders. Between the piers, the facade's bays are recessed slightly, faced with brickwork laid in a fluted pattern, and punctuated by paired 4/4 rectangular windows. The building has three storefronts at the ground level. Built for KSOO Radio, the building also housed the offices of the Sioux Falls Broadcasting Association and a Singer Sewing Machine store.

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LIST OF BUILDINGS IN THE SIOUX FALLS DOWNTOWN HISTORIC DISTRICT

Map Number	Address	Name	
1	127 9TH ST. W.	FANTLE BROS DEPT STORE	Contrib
2	208 9TH ST. W.	ACTION CARRIERS, INC.	Noncont
3	213 9TH ST. W.	SHIPLEY'S LAUNDRY	Noncont
4	224 9TH ST. W.	SIOUX FALLS CITY HALL	Contrib
5	227 9TH ST. W.	WEBER BLOCK	Contrib
6	300-304 9TH ST. W.	NORTHWESTERN MOTOR COMPANY	Contrib
7	312-316 9TH ST. W.	JOHN P. BLEEG COMPANY	Contrib
8	315-319 9TH ST. W.	THOMPSON AUTO COMPANY	Contrib
9	324 9TH ST. W.	WALKINS AND LEAVITT GARAGE	Contrib
10	109 10TH ST. E.	PEPPERMILL CAFE	Noncont
11	111 10TH ST. E.	EAST PART PEPPERMILL	Noncont
12	111.5 10TH ST. E.	HAROLD BIDWELL RESTAURANT	Contrib
13	112 10TH ST. E.	GRIGSBY BUILDING	Contrib
14	119 10TH ST. W.	MING WAH CAFE	Noncont
15	212 10TH ST. W.	MOORELAND AND STEELE ELECTRIC	Contrib
16	216 10TH ST. W.	SCOTT PRINTING BUILDING	Contrib
17	235 10TH ST. W.	CARNEGIE FREE LIBRARY	* Contrib
18	115 11TH ST. E.	SEVILLE APARTMENTS	Contrib
19	116 11TH ST. W.	BOYCE-GREELEY ANNEX	Contrib
20	110 12TH ST. E.	COMMERCIAL BLDG	Noncont
21	104 12TH ST. W.	HARMS MOTOR COMPANY	Contrib
22	c.108 12TH ST. W.	COMMERCIAL BLDG	Noncont
23	115-117 12TH ST. W.	HENDERSON APARTMENTS	Contrib
24	216 13TH ST. W.	EL RIAD SHRINE STORAGE BLDG	Contrib
25	132 DAKOTA AVE. N.	HODGINS BUILDING	Contrib
26	100-102 DAKOTA AVE. S.	HAHN-JONAS MOTOR CO	Contrib
27	106 DAKOTA AVE. S.	SIOUX FALLS MOTOR COMPANY	Contrib
28	108 DAKOTA AVE. S.	NORWEST BANK	Noncont
29	132 DAKOTA AVE. S.	BROOKS BUILDING	Contrib
30	500 DAKOTA AVE. S.	WEBER APARTMENTS	Contrib
31	101 MAIN AVE. N.	SKELLY'S GRILL	Noncont
32	107 MAIN AVE. N.	RAMSEY BROTHERS BLOCK	Contrib
33	101 MAIN AVE. S.	SECURITY BANK BUILDING	* Contrib
34	117 MAIN AVE. S.	CARLSON BUILDING	Noncont
35	121-123 MAIN AVE. S.	PETTIGREW AND TATE BUILDING	* Contrib
36	133 MAIN AVE. S.	METROPOLITAN FEDERAL	Noncont
37	200 MAIN AVE. S.	BORCHARDT TIRE AND BATTERY CO	Contrib
38	206 MAIN AVE. S.	ESQUIRE CAFE	Noncont
39	208 MAIN AVE. S.	OPTOMETRIC CLINIC	Noncont

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40	210 MAIN AVE. S.	BALLARD BLOCK	Contrib
41	212-216 MAIN AVE. S.	SHAKSTAD BLOCK	Contrib
42	218-228 MAIN AVE. S.	WILLIAMS BUILDING	Contrib
43	225 MAIN AVE. S.	HOME FEDERAL SAVINGS BANK	Noncont
44	230 MAIN AVE. S.	BEST BUSINESS PRODUCTS	Noncont
45	232 MAIN AVE. S.	YOUNG AND RICHARD FLOWERS	Contrib
46	300 MAIN AVE. S.	DEAN WHITTIER/ATT	Noncont
47	314 MAIN AVE. S.	VIDEO MANIA	Noncont
48	315 MAIN AVE. S.	WASHINGTON HIGH SCHOOL	* Contrib
49	318 MAIN AVE. S.	FAMOUS PLAYERS-LASKY CORP	Contrib
50	330 MAIN AVE. S.	MORGAN'S USED FURNITURE	Noncont
51	415 MAIN AVE. S.	MASONIC GRAND LODGE LIBRARY	* Contrib
52	507 MAIN AVE. S.	L. D. MILLER FUNERAL HOME	* Contrib
53	513 MAIN AVE. S.	MOE HOSPITAL AND CLINIC	Contrib
54	100 MINNESOTA AVE. S.	CENTRAL FIRE STATION	* Contrib
55	120-126 PHILLIPS AVE. S.	PECK-NORTON-MURRAY BLOCK	Contrib
56	130 PHILLIPS AVE. S.	MANDARIN BUFFET	Noncont
57	132 PHILLIPS AVE. S.	THE LAST FRONTIER	Noncont
58	136 PHILLIPS AVE. S.	BENNETT DRY GOODS	Contrib
59	200 PHILLIPS AVE. S.	CITIZENS BANK BLOCK	Contrib
60	201 PHILLIPS AVE. S.	KRESGE BUILDING	Contrib
61	204 PHILLIPS AVE. S.	SCOTT'S LIMITED	Noncont
62	206 PHILLIPS AVE. S.	THE LEATHER SHOP	Noncont
63	207 PHILLIPS AVE. S.	PECK BLOCK	Contrib
64	209 PHILLIPS AVE. S.	RUMMEL BROTHERS BLOCK	Contrib
65	210 PHILLIPS AVE. S.	DIXIE OLSON FURNITURE	Noncont
66	c.211 PHILLIPS AVE. S.	DURANT GROCERY STORE	Contrib
67	212 PHILLIPS AVE. S.	GALE BUILDING	Noncont
68	214 PHILLIPS AVE. S.	JOHNSON SHOES	Noncont
69	215 PHILLIPS AVE. S.	THE GIBSON GIRLS	Noncont
70	216 PHILLIPS AVE. S.	KINKADE NEW AND SECOND HAND	Contrib
71	218 PHILLIPS AVE. S.	HIRSCH BROTHERS BLOCK	Contrib
72	221 PHILLIPS AVE. S.	CARPENTER HOTEL	* Contrib
73	224 PHILLIPS AVE. S.	BURKE'S	Noncont
74	227 PHILLIPS AVE. S.	DAHL OPTICAL CO/RAYMONDS	Noncont
75	230 PHILLIPS AVE. S.	SHRIVER-JOHNSON DEPT STORE	* Contrib
76	229-235 PHILLIPS AVE. S.	BOYCE-GREELEY BUILDING	Contrib
77	301 PHILLIPS AVE. S.	MINERVA'S	Noncont
78	307 PHILLIPS AVE. S.	PARAMOUNT PHOTOGRAPHY	Noncont
79	309 PHILLIPS AVE. S.	BUCKEYE BLOCK	Contrib
80	313-315 PHILLIPS AVE. S.	FOSTER-TEIGEN BUILDING	Contrib
81	316 PHILLIPS AVE. S.	STATE THEATRE	Contrib
82	317-319 PHILLIPS AVE. S.	KSOO RADIO STATION	Contrib
83	318 PHILLIPS AVE. S.	PAIGE-JEWETT MOTOR COMPANY	Contrib

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84	320 PHILLIPS AVE. S.	CALUMET BLOCK	Contrib
85	323 PHILLIPS AVE. S.	ELMWOOD BLOCK	Contrib
86	325-337 PHILLIPS AVE. S.	NICKEL PLATE RESTAURANT	Contrib
87	326-330 PHILLIPS AVE. S.	THE SOUTHWESTERN	Contrib
88	332 PHILLIPS AVE. S.	SOUTHWESTERN ANNEX	Contrib
89	400 PHILLIPS AVE. S.	FEDERAL BLDG AND U.S. COURT	* Contrib
90	401-405 PHILLIPS AVE. S.	BROWN APARTMENTS	Contrib

* Already listed on the National Register

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8. STATEMENT OF SIGNIFICANCE

ARCHITECT/BUILDER (CONTINUED)

Ballard, Levi
Ballard, Samuel
Blatherwick, Wilfred F.
Buechner, Charles W.
Butler Brothers
Carlson, Henry
Casse, E. Jackson, Co.
Dow, Wallace L.
Edbrooke, W. J.
Fritzel, Wendell C.
Hugill, George C.
Livermore, Joseph D.
McWayne, Albert
Olson, J. J. and Son
Orth, Henry W.
Perkins, Robert
Ross, T. N.
Schwarz, Joseph, Sr.
Sioux Falls Construction
Spitznagel, Harold
Taylor, James Knox

NARRATIVE STATEMENT OF SIGNIFICANCE

The Sioux Falls Downtown Historic District is eligible for the National Register under Criterion A, significance to the broad patterns of our history, in the area of commerce, and under Criterion C, distinctive characteristics of a type, period, or method of construction, in the area of architecture. The district is significant as the historic center for Sioux Falls' retail, service, and banking industries, and as the social and political focal point of South Dakota's largest city. The Contributing buildings in the district date from circa 1878 to 1941 and serve as excellent and intact examples of a number of historic architectural styles as well as a wide variety of building types. Many of these buildings are amazingly intact. The ensemble of buildings is a showcase of the work of local and regional architects, contractors, brickmasons, and stoneworkers. The buildings in the district are significant under the South Dakota historic contexts entitled Permanent Rural and Urban Pioneer Settlement-Urban Development-Commerce (1858-1893); Depression and Rebuilding (1893-1929)-Changing Urban Patterns-Rebuilding Commercial Centers, -Civic Improvements, -Social Organizational Halls, and -The Impact of the

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Automobile; and the Great Depression (1929-1941).

The buildings in the historic district are associated with all major functions of an historic central business district. Its commercial function is represented by retail stores, banks, hotels, restaurants, office buildings, automobile dealerships, and funeral homes; its governmental function is represented by city hall, the federal building, the public library, and the fire station; and its social function is represented by such structures as theaters and fraternal halls. The historic district also includes several buildings important to the history of communications, and four apartment buildings which historically provided housing for downtown workers.

Ten of the buildings in the historic district are already individually listed on the National Register of Historic Places (NRHP).

EARLY DEVELOPMENT

The origins of Sioux Falls date to 1856 when speculation in land and townsites was at a peak in the region, and two companies were organized for the purpose of claiming land around the falls. Representatives of the Western Town Company of Dubuque, Iowa, arrived in the area in November of 1856, claimed land adjacent to the falls, constructed a log house, and left for Sioux City for the winter. They returned in May of 1857 shortly before the arrival of the Dakota Land Company of St. Paul, Minnesota, which claimed 320 acres of land south of the falls. Sixteen colonists from the two townsite companies spent the winter of 1857-58 in Sioux Falls (Bailey 1899, 10-11).

Although streets and building sites were laid out and a squatter government elected, few immigrants arrived during the village's first four years. Many Native Americans living in the region opposed the terms of land cession treaties being orchestrated by the U.S. government to further Euro-American settlement, and incidents of violence which culminated in the U.S. Government-Dakota War of 1862 frightened prospective settlers. Territorial Governor William Jayne, appointed when the federal government officially organized Dakota Territory in March of 1861, stationed a detachment of Company A, Dakota Cavalry at Sioux Falls during the winter of 1862, and the population grew slightly. In late August of 1862 two local residents were killed by Dakota Indians, compelling Governor Jayne to order the soldiers to abandon Sioux Falls and take the settlers to Yankton. The area remained nearly deserted of Euro-Americans for about three years.

In the spring of 1865, Company E of the Sixth Iowa Cavalry established Fort Dakota just above the falls in response to the petitioning of the territorial legislature. The fort's large military reservation encompassed approximately

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50 square miles of prime townsite land. The reservation was occupied by troops until 1869 and restricted from civilian settlement until 1870. Immigration gradually began increasing in 1866 and a large number of Scandinavian farmers arrived from Minnesota during 1868, but it took until 1869 for the population of Sioux Falls to return to the numbers present in the spring of 1862. Considerable growth followed during the 1870s, although the national depression of 1873 and a severe grasshopper plague hindered the pace of settlement (Bailey 1899, 28).

The majority of what is now the central core of downtown was platted in August of 1871 by Dr. Josiah L. Phillips. The remaining southern portion of central downtown was platted a few days later by Artemus Gale. Many commercial buildings and homes were built in central Sioux Falls (now the site of the downtown historic district), most of woodframe construction. By 1873 the town had a population of 593. In 1875 Sioux Falls' first brick building was constructed on Phillips Avenue between 8th and 9th streets; it was rented for use as a county government building. Perhaps the oldest remaining structure in the historic district, and the only building which apparently dates from the 1870s, is the much-altered two story, brick Citizens Bank Block at 200 S. Phillips Avenue (map #59) which was erected circa 1878 (Bailey 1899, 368).

TRANSPORTATION AND POWER

Although the founders of Sioux Falls believed that the Big Sioux River could be made navigable as far upstream as the falls, it did not become the river highway which promoters had envisioned. Once the falls were harnessed, however, the Big Sioux provided water power for several of the town's early industries including two flour mills--the Cascade, built in 1878, and the Queen Bee, finished in 1881. The Cascade Mill added a generating plant in 1887 that provided electricity to the community for many years. The Queen Bee went bankrupt circa 1883 and did not operate again until 1911 (Olson and Olson 1985, 26-27; Karolevitz rpt 1990, 166-167).

Rail transportation arrived relatively late to Sioux Falls as the city was initially bypassed by the region's first major east-west rail lines. In 1878, however, the St. Paul and Sioux City Railroad Company built the first rail line to the community, linking it to Worthington, Minnesota. Being located at the terminus of the rail line was particularly lucrative for commercial development in Sioux Falls; in fact, some Sioux Falls merchants opposed the idea of extending the railroad line to Yankton (Karolevitz rpt 1990, 83-84, 210).

After 1878 tracks were laid rapidly as a number of railroad companies competed for Dakota business, enticed by land, right-of-way, and other incentives offered by local promoters. By the late 1880s five rail lines

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travelled through Sioux Falls. The railroads thrust Sioux Falls into prominence as the retailing, service, and wholesaling center for the entire state, and created a major regional distribution point (Smith 1949, 132). The rail service had a central role in facilitating rapid population growth. Sioux Falls experienced a building boom with many elaborate structures built in central downtown. Eventually seven railroads serviced the town; five remained in operation in 1949 (Smith 1949, 140). Railroad service reached its peak before World War I and was gradually supplanted by automobiles and truck transport.

QUARRYING AND OTHER EARLY INDUSTRIES

One of the city's most important early industries was stone quarrying, which began when the first large scale commercial quarry, the Monarch, opened in 1883. Sioux Falls' native pink quartzite (popularly called Sioux Falls granite and Sioux Falls jasper) underlies much of the original townsite and portions of surrounding Minnehaha County. By 1890 Sioux Falls had five quarries which employed hundreds of stonecutters, many of them immigrants from the British Isles and Scandinavia. While tons of quartzite were used in local construction, railroads also shipped carloads of the stone to Chicago, St. Louis, Omaha, and other midwestern cities where it was in great demand (Karolevitz rpt 1990, 171, 173; Bailey 1899, 396).

Many of Sioux Falls' most imposing early buildings including its State Penitentiary (1882) were constructed of Sioux quartzite. Six quartzite buildings stand within the historic district:

Pettigrew and Tate Building, 121-123 S. Main Avenue (1888, NRHP) (#35)
Federal Building and U.S. Courthouse, 400 S. Phillips Ave. (1895, NRHP) (#89)
Ballard Block, 210 S. Main Avenue (1902) (#40)
Carnegie Free Public Library, 235 W. 10th Street (1903, NRHP) (#17)
Washington School, 315 S. Main Avenue (1908, NRHP) (#48)
Central Fire Station, 100 S. Minnesota Avenue (1913, NRHP) (#54)

Local quartzite was also used for the foundations of most of the other buildings within the historic district.

The preeminence of stone as a building material in Sioux Falls began to decline with the Depression of 1893, and more buildings were thereafter constructed of brick. The city's quarries continued to operate on a limited scale until World War I. During the Depression, several quarries were reopened to provide quartzite for Works Progress Administration (W.P.A.) additions to the Federal Building (#89), Washington High School (#48), and the Minnehaha County Courthouse located just north of the historic district (Olson and Olson 1985, 129).

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In addition to quarrying, Sioux Falls developed a diverse array of other local industries. The earliest included the Sioux Falls Brewery (1875), a pork packing plant (1883), three pressed brick factories, a biscuit company, broom factory, iron foundry, and a number of cigar factories (Smith 1949, 216-232). Many local industries including a woolen mill, an axle grease factory, a meat packing plant, a corn starch factory, a corn canning plant, the Chicago Machine Works, a wagon factory, and an oatmeal mill were built before the 1893 Depression in the industrial suburbs of west and south Sioux Falls. Industries in both suburbs were run from offices in downtown Sioux Falls, and south Sioux Falls was connected to downtown via a street railroad line. One of the state's largest, single employers, the Sioux Falls plant of the John Morrell meat packing company, was established in Sioux Falls in 1909.

As Sioux Falls became an important regional railroad-based wholesaler during the late 19th century, a large wholesaling and manufacturing district developed in the northern portion of downtown. In 1902, for example, there were some 23 jobbing houses in the city which employed 350 people and did an aggregate business of over four million dollars (Olson and Olson 1985, 75). An intact concentration of early 20th century warehouses and factories (located two blocks north of the Downtown Historic District) has been placed on the National Register as the Old Courthouse and Warehouse Historic District.

THE "DIVORCE BUSINESS"

One of Sioux Falls' more unusual local industries, the divorce trade, developed in the 1880s. During the years before statehood, Dakota Territory's liberal divorce laws included a relatively short 90-day residency requirement. The law made Sioux Falls attractive to residents of eastern states who were seeking divorces, and the city became known as "the divorce capital of the nation" (Karolevitz rpt 1990, 209-210). When South Dakota became a state in 1888 a new six-month residency requirement was enacted and the divorce trade declined somewhat. The state's prohibition law, which was in effect from 1889-1897, also contributed to a decline in divorces (Karolevitz rpt 1990, 216). However, other states stiffened their divorce requirements and after 1893 the divorce business returned to the city, bringing many short-term residents to Sioux Falls.

Sioux Falls' hotels, boarding houses, and rental agents profitted from this trade, as did eating and drinking establishments, attorneys, retail stores, and theaters in the historic district. The divorce business declined in 1908 when lobbying by South Dakota Episcopal Bishop William Hobart Hare and others succeeded in increasing the residency requirement from six months to one year (Smith 1949, 372-373).

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THE DAKOTA BOOM

The decade of the 1880s was a period of major economic development for Sioux Falls, despite beginning with a disastrous winter and serious spring flooding in 1881. The city's population more than quadrupled in ten years, rising from 2,164 in 1880 to 10,177 in 1890 (Bailey 1899, 142). By 1890, the population of Sioux Falls was three times larger than that of any other city in the state (D.G. Richardson 1992, 8).

Much of this population increase was due to the city's role as a regional commercial center which expanded with the help of increased rail service. The Boom began around 1878, peaked in 1884, and ended with the Panic of 1893. Thousands of new homesteaders passed through Sioux Falls on their way westward, transacting business with the federal land office, attorneys, land surveyors, and real estate agents. The homesteaders outfitted their future farms and ranches with supplies from groceries, hardware stores, implement dealers, and lumberyards. These businesses formed the foundation for Sioux Falls' thriving retail and service sector.

Sioux Falls experienced a major building boom in the 1880s and early 1890s. Most of the oldest structures in the historic district were erected during this period. They include the Peck-Norton-Murray Block (1887) (#55), the Pettigrew and Tate Building (1888) (#35), the Peck Block (1890) (#63), and the Ramsey Brothers Block (1890) (#32). Downtown was transformed from a single street of small one and two story commercial buildings on Phillips Avenue to a solid core of impressive business structures which spread from the river westward to Minnesota Avenue and from 6th Street southward to 12th Street (Olson and Olson 1985, 23).

PUBLIC IMPROVEMENTS AND STREETCARS

Accompanying the 1880s building boom were major public improvements such as the construction of a waterworks in 1884, the establishment of the city's public sewage system in 1892, and the introduction telephone service in 1882. A system of numbered street addresses was instituted in 1886. The city's gas company provided street lighting from 1886 until 1906 and residential lighting until several years later. By 1907 the Sioux Falls Light and Power Company began generating power from its new hydroelectric plant on the Big Sioux, becoming the city's main source of electrical power. Northern States Power, which later supplied electricity to the city, was housed for many years in the Foster-Teigen Building at 313-315 S. Phillips Avenue (1922) (#80).

By the early 1900s most of the downtown streets were paved with Sioux quartzite blocks. As auto traffic increased around World War I, the stone was replaced with creosoted wood blocks and concrete which were less rough

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for automobile tires (Bragstad 1967, 119). A mix of gas and electric street lights illuminated downtown from the mid-1880s until 1901 when a contract for expanded gas lighting was vetoed and the existing gas street lights were gradually replaced with electric arc lamps. A brighter, updated "Luminous Arc Lamp" system gained favor and in 1915 was installed for 40 blocks of the central business district, including much of the historic district, making downtown the city's "White Way" (Smith 1949, 143; Bragstad 1967, 158).

Sioux Falls' horse- and mule-drawn street railway system was installed in 1887, beginning on Phillips Avenue in the historic district and eventually extending about nine miles to South Sioux Falls. It was discontinued in 1899 and its rails were removed. The central business district was served by South Dakota's first electric streetcar system from 1890 until operations ceased in 1896. Electric trolleys were reintroduced in 1907, and by 1916 the city had five lines in operation on more than 16 miles of track. As in most cities, streetcars were eventually surpassed by the convenience of personal automobiles and the system was dismantled in 1929 (Smith 1949, 165, 168).

RETAIL, SERVICE, AND PROFESSIONAL

Downtown Sioux Falls was home to a vast array of merchants, from dry goods emporiums to shoe stores, and from bakeries to milliners. Many of the city's 19th century commercial buildings accommodated several uses simultaneously and sequentially, as was typical of the period. For example, among the early tenants of the Peck-Norton-Murray Block at 120-126 S. Phillips Avenue (1887) (#55) were the Norton and Murray Implement and Livery business (which manufactured all kinds of wagons, carriages, and buggies in addition to selling farm machinery), a billiards hall, a men's clothing shop, a jeweler, a shoemaker, a printer, a wallpaper business, the armory, the city library, and the Sons of Norway Hall (Inventory Form 1991). The Ramsey Brothers Block at 107 N. Main Avenue (1890) (#32) accommodated a bank on the first floor, offices, a millinery shop, a residential hotel, rented rooms, and living quarters for the building's owner on the upper floors, and a barbershop in the basement (Inventory Form 1991).

Downtown's commercial buildings also housed the offices of virtually all of Sioux Falls' early professionals including physicians, dentists, optometrists, and attorneys who occupied the upper floors of many of the buildings in the historic district.

Retailing, service, and professional businesses were concentrated on Phillips Avenue, the city's main thoroughfare. The first businesses were clustered along Phillips between 7th and 11th streets, with the center of the business district located at Phillips and 9th Street (D.G. Richardson 1992, 8). The first commercial buildings on the western side of Phillips Avenue predated those on the eastern side of the avenue, which was frequently threatened by floods (Olson and Olson 1985, 42).

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Phillips Avenue was the first street in Sioux Falls to be paved when Sioux quartzite blocks were laid on Phillips between 5th and 12th streets in 1888, and the first street to receive streetcar service. The grade on Phillips was raised in 1908 when diversion ditches and spillways were constructed along the river to prevent flooding.

Phillips remained Sioux Falls' premier retailing avenue until the 1960s when Minnesota Avenue, located three blocks to the west, was widened and transformed from a residential street into a commercial strip.

Main Avenue, located one block to the west of Phillips, was developed commercially during the 1880s following the construction of the Sherman Block at the southwestern corner of Main and 9th Street in 1884 (Olson and Olson 1985, 37). Main Avenue was paved in 1892 from 3rd to 13th streets.

The Ballard Block at 210 S. Main Avenue (1902) (#40) was one of the first commercial buildings to be erected along the southern portion of South Main Avenue. It was built by the Ballard family to house its marble and granite operation and stone monument and iron fences salesroom. Today the Ballard Block is the oldest remaining commercial building along the 200 block of South Main (Inventory Form 1991).

THE 1890s

After almost two decades of profitable development during the Dakota Boom, population growth and local building construction came to a halt in Sioux Falls with the Panic of 1893, which was combined in South Dakota with a severe drought and another grasshopper plague (D.G. Richardson 1992, 10). As the city recovered, several commercial buildings in the central business district were constructed in the mid- to late 1890s. Extant examples in the historic district include the Rummel Brothers Block (1895) (#64) at 209 S. Phillips Avenue and the adjacent David B. Durant Grocery Store (1897) (#66). By 1898, the city was again on the upswing and retail trade had revived (Olson and Olson 1985, 73). Despite this fact, population figures show that during the decade of the 1890s Sioux Falls experienced a net increase of only 89 people.

GOVERNMENTAL AND CIVIC CENTER

Downtown Sioux Falls quickly became established as an important governmental center in addition to its commercial functions. In the 1850s the early promoters of the Sioux Falls townsite were among the most active lobbyists in favor of the establishment of Dakota Territory. Downtown Sioux Falls hosted numerous gatherings significant to the political history of the state

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including South Dakota's state constitutional conventions of 1883, 1885, and 1889. The city was not chosen to become the state capital in favor of centrally-located Pierre, despite the hopes of early promoters. Sioux Falls was named the county seat of Minnehaha County, however, and was incorporated by the territorial legislature as a village in 1877. In 1883 the legislature granted Sioux Falls a city charter with a mayor and council form of government. Sioux Falls was incorporated as a city in 1889. By 1890 Sioux Falls was the state's largest city.

The Downtown Historic District contains a number of the city's most important governmental and civic structures, and many political events of local and state significance occurred in these buildings. The massive quartzite Federal Building and U.S. Courthouse (NRHP) (#89) was constructed beginning in 1891 at Phillips Avenue and 12th Street. Ongoing construction of the building provided downtown with some new construction activity during the quiet years following the Panic of 1893, and the new courthouse building helped stimulate further commercial development at the southern end of Phillips Avenue (D.G. Richardson 1992, 10). The building housed the U.S. Post Office, the U.S. courts system, and other federal offices. A few years later, in 1898, the city built a new City Hall and Auditorium at West 9th Street and Dakota Avenue (site of the present city hall).

The 20th century began with the construction of several major public buildings downtown including the Carnegie Library (1903, NRHP) at 235 W. 10th Street (#17) and Washington High School (1908, NRHP) at 315 S. Main Avenue (#48). The city's fire department, which moved from a volunteer force to a paid department in 1900, operated out of the northern end of the City Auditorium until 1912. In that year, after a series of devastating fires, the city built its first fire station, the Central Fire Station (NRHP), at the western edge of downtown (#54) (D.G. Richardson 1992, 12). Ten years later, in 1922, Washington High School was expanded considerably, and in 1936 the Works Progress Administration (W.P.A.) completed construction of the present Art Deco-inspired Sioux Falls City Hall (#4) and another addition to Washington High. Other W.P.A. construction projects in Sioux Falls included the Minnehaha County Courthouse Annex and the Municipal Airport.

Many of the commercial buildings in the historic district were the site of political and civic activity. For example, a suffrage organization called the National Women's Council had offices in the Pettigrew and Tate Building (1888, NRHP) (#35) in the early 20th century (Mashek 1986). Many of Sioux Falls' most important civic and political leaders were downtown businessmen, and much of the city's local government activity occurred in their offices and meeting halls. For example, Porter Pascal Peck (1843-1923), co-owner of the Peck-Norton-Murray Block (1887) (#55), was an influential businessman who served as the city's mayor from 1891 to 1895 as well as being on the boards of several local banks and institutions. He arrived in Sioux Falls in 1873,

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opened a livery business, and worked as a builder, evidently introducing some new building materials to the area such as pressed brick, plate glass, and pressed metal cornices (Bailey 1899, 650, 653).

One of Peck's contemporaries, Colonel Melvin Grigsby (1845-1917), served as South Dakota Attorney General. Grigsby was a Civil War and Spanish American War veteran and an attorney. He came to Sioux Falls in 1872 from Wisconsin, in 1877 founded the Dakota Pantagraph newspaper with a partner, and founded banks in Sioux Falls and elsewhere. He was an outspoken political and business rival of Richard Pettigrew, another prominent Sioux Falls business and civic leader who co-owned the Pettigrew and Tate Building (#35) (Olson and Olson 1985, 71; J.S. Richardson 1992, 161).

Downtown also served as the political gathering point for the community. Phillips Avenue was the route used by parades of army regiments departing for war in the 1880s and 1890s, the route for Fourth of July, Memorial Day, Armistice Day parades, and even the route taken by former President Theodore Roosevelt who rode along Phillips in a Fawick Flyer during a parade in 1910 (Olson and Olson 1985, 51, 62, 71, 96).

THE 1900-1920s

Between 1900 and 1920 Sioux Falls' population more than doubled, rising from 10,266 to 25,202. As the economy expanded, the city solidified its reputation as a regional center of commerce and trade. Impressive new banks, office buildings, and department stores were erected, and the commercial district continued to expand beyond Phillips and Main avenues to become the largest in South Dakota. In the second decade of the 20th century alone, two new hotels, three multi-story department stores, a five story retail and office building, and a nine story bank and office building were all built downtown, in addition to a host of smaller buildings. About one-half of the buildings in the historic district were built between 1900 and 1930.

Construction technology and architectural taste also changed after the turn of the century. Many large new office, retail, and service buildings were built to replace earlier one and two story woodframe and brick commercial structures and the considerable number of single family houses which still stood downtown. In contrast to many of the late 19th century commercial buildings, several of those built after the turn of the century were massive structures. For example, the largest department store in South Dakota, the five story Shriver-Johnson's, was built in 1918 at 230 S. Phillips Avenue (NRHP) (#75). Two of downtown's tallest buildings were banks erected during the 1910s near the city's banking center of Main Avenue and 9th Street. They were the Security National Bank at Main and 9th (1917, NRHP) (#33) and the Sioux Falls National Bank at Phillips and 9th (1917, NRHP), which stands just north of the historic district. There was also a new emphasis on office

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buildings. The huge brick Boyce-Greeley Building (1910) (#76), for example, rose from its prominent site on Phillips Avenue to an imposing four stories and accommodated first floor storefronts with offices on the upper floors.

Not all of the buildings of the period were large, however. Many one and two story brick, mixed-use commercial buildings in the historic district were erected during these decades. They include the following:

Buckeye Block at 309 S. Phillips Avenue (1906) (#79) which included commercial space, rented rooms, and (in 1908) a bowling alley,
Elmwood Block at 323 S. Phillips Avenue (1909) (#85) which had first floor storefronts occupied by a grocer and an upholsterer and upper-floor rental offices and apartments,
Shakstad Block of stores and apartments at 212-216 S. Main Avenue (1909) (#41) which was built on the site of a one story blacksmith shop,
Kinkade New and Second Hand Store at 216 S. Phillips Avenue (1909) (#70) which replaced Kinkade's previous one story woodframe store on the same site,
Hirsch Brothers Bakery at 218 S. Phillips Avenue (1910) (#71),
Weber Block at 227 W. 9th Street (1911) (#5), a three story building which housed the Weber Bicycle Shop on the first floor with apartments rented primarily to downtown workers on the upper two floors,
Williams Building at 218-228 S. Main Avenue (1914, expanded in 1920) (#42) which housed the Williams Piano Company on the first floor and music studios and rented offices on the second floor,
Bennett Dry Goods Store at 136 S. Phillips Avenue (1916) (#58),
Mooreland and Steele Electric at 212 W. 10th Street (1920) (#15), and
Kresge Five and Ten Cent Store at 201 S. Phillips Avenue (1929) (#60) which was previously located at 209 S. Phillips.

HOTELS AND RESTAURANTS

Hotels have been an important building type in downtown Sioux Falls since the 1860s. In the late 19th century, most hotels in the city were small facilities, often located above storefronts, although a few very large and well-known hotels were landmarks downtown. After several of the city's largest hotels such as the 1881 Cataract Hotel burned down, the "fireproof" Carpenter Hotel was built in 1912 at 221 S. Phillips Avenue (NRHP) (#72) at an estimated cost of \$250,000. The Carpenter was owned by businesswoman Frances Carpenter (1845-1925), the widow of Charles C. Carpenter (1843-1895). The Carpenters were important investors in the stockyards and quarrying industries and early real estate developers.

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Early restaurants in Sioux Falls typically leased storefronts in existing buildings or were operated from hotels. Few downtown buildings were built specifically as eating establishments. There are two notable exceptions in the historic district, both of which date from the late 1920s and 1930s: the small Harold Bidwell Restaurant/Hamburger Stand at 111 1/2 E. 10th Street (1929) (#12) and the Nickel Plate System Restaurant at 337 S. Phillips Avenue (1939) (#86). Both are small, classic coffee shops that are still in business today.

DEPARTMENT STORES

The oldest surviving department store remaining in the city is the five story Shriver-Johnson Department Store at 230 S. Phillips Avenue (NRHP) (#75). Completed in 1918, it played an important role in extending the city's retail trade center from Phillips Avenue between 8th and 10th streets southward along Phillips to 11th Street. The store remained in business as a department store until 1979 (NRHP form, 1981; Olson and Olson 1985, 118).

Fantle's Department Store originated as a small retail dry goods shop on Phillips Avenue which was opened in 1896 by Charles Fantle (1862-1925). Fantle was born in Ann Arbor, Michigan, and worked as a retailer in St. Paul before coming to Sioux Falls. When his brother Sam joined the firm, the business was renamed Fantle Brothers. The store on Phillips Avenue was rebuilt after a serious fire in 1918 and in 1938 the fashionable new Art Deco-inspired Fantle Brothers Department Store at 127 W. 9th Street (#1) was completed. For the next 20 years, Fantle's was one of the most popular and upscale retailers in South Dakota (J.S. Richardson 1992, 141).

MEDICAL FACILITIES

One structure in the historic district which dates from the early 20th century is significant as one of the oldest hospital facilities still standing in Sioux Falls. The Moe Hospital, Clinic, and Nursing School (#53), which stands at the southern edge of downtown, was built in 1917. It was founded by Dr. Anton Moe and his wife, Frances Moe, who moved to Sioux Falls about 1916. Anton Moe was head surgeon at the hospital and Frances Moe was hospital superintendent. The Moe family continued to operate the hospital at this site until 1942 when it was moved to 600 S. Dakota Avenue (Inventory Form 1991).

SOCIAL AND FRATERNAL

Buildings which housed entertainment businesses and served as social gathering places are also concentrated in the historic district. One of downtown's grandest theaters and its largest, the State Theatre (#81), is today the only remaining theater building in the district. It was built in

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1925 as a vaudeville and movie theater and was one of the largest theaters in the national 90-theater Finkelstein and Ruben chain. The State was advertised as "glorious as fairyland, yet sturdy as the pyramids" (Inventory Form 1991). It had seating for 984 on the main floor and 650 in the balcony, and its stage was graced by many nationally known artists who performed in Sioux Falls.

A small brick building located one block west of the State was also associated with the movie industry. The building at 318 S. Main Avenue (#49) was built in 1922 by the Famous Players-Lasky Corporation, a national company which distributed first-run movies to theaters throughout the region. The business was subsequently known as the Paramount Famous Lasky Corporation, Paramount Publix, and Paramount Pictures. Paramount sold the building circa 1960.

Downtown Sioux Falls was also home to the majority of the city's early fraternal groups and social organizations. Some owned their own buildings, while others met in leased space. Geographer John C. Hudson explains that

the predilection that townspeople had for lodges and secret societies was a direct import from their northeastern or middle western, small-town origins. Rare was the town that could not boast of a Modern Woodmen or Odd Fellows organization within two years after the first buildings appeared on the townsite, and most fraternal organizations had their women's counterparts that were no less active. These were the social gathering points for town dwellers. Among the officers of the lodges, poetry clubs, church groups, and various auxiliaries were the names of all the leading merchants and their spouses. Successful farmers, especially in later years, joined these groups, but rarely participated to the same degree that townspeople did (Hudson 1985, 125).

Within the historic district, the Odd Fellows Hall was located on the upper floor of the Pettigrew and Tate Building (1888) (#35). This meeting hall was also used by the Patriarchs Militant, the Modern Woodmen, the Daughters of Rebekah, the Ancient Order of United Workman, the Grand Army of the Republic, the Knights of Pythias Lodge, the Order of Elks, and the Knights of the Maccabees (Mashek 1986). The Sons of Norway Hall was in the Peck-Norton-Murray Block (1887) (#55). Two fraternal structures are also located at the southern end of the historic district. The El Riad Shriners built the small Moorish-inspired building at 216 W. 13th Street (#24) circa 1925 for storing the Shriners' parade equipment, and the city's Masonic group, which was chartered in 1874, built the elegant Grand Lodge Library of the Ancient Free and Accepted Masons in 1924 (NRHP) (#51).

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COMMUNICATIONS

Communications in Sioux Falls were centered in the buildings in the historic district which housed post offices, telephone company offices, newspapers, and radio stations. For example, Mark Scott built the Scott Printing Building at 216 W. 10th Street in 1903 (#16) to house his newspaper, The Sioux Falls Journal, as well as his other publishing interests. Between 1911 and 1916 Scott added a three story addition, and his business remained in this building into the 1930s (Inventory Form 1991).

The second commercial radio station in the U.S., WFAT, was established in 1922 in downtown Sioux Falls (the country's first radio station was established in Pittsburgh in 1921). WFAT was broadcast from the top floor of the Carpenter Hotel (#72) and its headquarters were in the Williams Building at 218-228 S. Main Avenue (#42) (Inventory Form 1991). The station later became KSOO and in 1937 moved into its own building, a new Art Deco-inspired commercial structure on S. Phillips Avenue (#82). The KSOO building also housed the offices of the Sioux Falls Broadcasting Association. Another radio station, KIHO, began broadcasting from studios in the Williams Building (#42) in 1948.

THE AUTOMOBILE

Downtown Sioux Falls became a regional center for automobile sales and servicing in the early 20th century, distributing cars to residents of South Dakota, southwestern Minnesota, and northwestern Iowa. The first city directory listing for an auto dealership appeared in 1903. By 1913 there were nine dealers listed, and by 1918 there were 29 dealers listed along with 77 other auto-related businesses (Olson and Olson 1985, 76). Numerous automobile dealerships, service facilities, and parking garages were constructed downtown, many of them concentrated along what came to be known as "Automobile Row", on and near Dakota Avenue between 8th and 10th streets. At least one automobile was manufactured in Sioux Falls, the Fawick Flyer, which was advertised as America's first four-door automobile (Karolevitz rpt 1990, 241; Olson and Olson 1985, 95).

At least 12 automobile dealerships, repair shops, and parking garages stand within the historic district and are listed below. Eight of them are located near "Automobile Row" at the northwestern corner of the historic district.

John P. Bleeg Company (1913) (#7) at 312-316 W. 9th Street housed an auto salesroom and garage. It was later the home of Dakota Motors Inc., which sold Chryslers, the Van Brunt-Crossman Company, and Knapp Brown, which sold Franklins.

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- Thompson Auto Company (1914) (#8) at 315-319 W. 9th Street included an automobile showroom and service garage. In 1929 it was known as the Marmon Sales Company which sold the Marmon Straight Eight, a "fine luxury car at moderate cost" (Polk city directory 1929, 627).
- Northwestern Motor Company (1917) (#6) at 300-304 W. 9th Street sold Maxwell and Chalmers automobiles and trucks. Northwestern was owned by Lewis Leavitt who formerly operated a livery on the site. Leavitt was also an owner of the Walkins and Leavitt Garage (1919) (#9).
- The Hahn-Jonas Motor Company (1917) (#26) at 100-102 S. Dakota Avenue sold Cadillac, Lexington, and Oakland automobiles and White trucks. The building included a 40-car garage. By 1924 it was occupied by the Pence Automobile Company which sold Buicks, and in 1928 it housed a Nash dealership.
- Sioux Falls Motor Company (1918) (#27) at 106 S. Dakota Avenue was a distributor of Studebakers and leased space to other automotive businesses. In 1929 one of the tenants was the Auto Electric Service Company, a repair and parts business.
- Hodgins Motor Company (1919) (#25) at 132 N. Dakota Avenue originally housed the Hodgins Motor Company, the Midwest Motor Company, Motor Sales and Finance, and other automotive-related businesses. The garage had a 110-car capacity.
- The Brooks Building (1919) (#29) at 132 S. Dakota Avenue housed Brooks Tire and Battery, dealers selling Nash and Franklin autos, and several other automotive, paper, and printing businesses.
- Walkins and Leavitt Garage (1919) (#9) at 324 W. 9th Street had the distinction of being the largest garage in the Northwest, with a 350-car capacity. A number of automobile dealerships and repair businesses have occupied the building and Hudson and Essex cars were sold here in the 1920s (Inventory Form 1991). Today it is the home of one of few remaining automobile dealerships downtown, Kindler Pontiac-Cadillac.
- Harms Motor Company (1920) (#21) at 104 W. 12th Street sold Apex trucks and Auburn cars in a 50-car capacity garage.
- The Kinsberry-Barber Motor Company had a 52-car parking garage in the 1920 portion of the Williams Building (#42) at 218-228 S. Main Avenue.
- Paige-Jewett Motor Company (1924) (#83) at 318 S. Phillips Avenue had an auto showroom selling Paige cars and a 125-car parking garage with an elevator to transport cars between floors (Inventory Form 1991).
- Borchardt Tire and Battery Company (1928) (#37) at 200 S. Main Avenue repaired cars and sold batteries, tires, gas, and oil. It was the second service station to have occupied the site.

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APARTMENT BUILDINGS

Several large, well-appointed apartment buildings were erected in downtown Sioux Falls in the opening decades of the 20th century, supplementing downtown's numerous apartment units which were located on the upper floors of commercial buildings. Unlike their predecessors in downtown Sioux Falls, these structures were single purpose, without first floor storefronts. Four such buildings stand in the historic district and are described below.

The three story Brown Apartment building at 401-405 S. Phillips Avenue (1908) (#90) was built by the Sioux Investment Company which was owned by prominent businessman Thomas Henderson Brown and his wife Mary Morris Brown. The Sioux Investment Company office was located in the building, and the Browns lived there as well. The Brown Apartments were the most opulent of the four apartment buildings in the district and originally catered to upper middle class clientele including several families with children. Each floor had four large apartments equipped with such amenities as fireplaces, servant's rooms, and libraries. Most of the residents were employed in downtown Sioux Falls and some lived in the building for many years (Inventory Form 1991). Among the occupants listed in the 1912 city directory were

seven travelling salesmen (most representing downtown companies),
Lee R. Girton (secretary, treasurer, and manager of the Adams Ice
Company),
Frank and Anga Prettyman (Frank was a dentist in the Beach-Pay Block),
Charles and Virginia Morris (Charles was Assistant U.S. District
Attorney),
Charles E. and Mary E. Stebbins (Charles was manager for the Studebaker
Corporation), and
Will and Grace Booth (Will was a jeweler).

The three story Weber Apartments at 500 S. Dakota Avenue (1915) (#30) were originally owned by Robert H. Weber, owner of the Weber Block at 237 W. 9th Street (#5). Weber and his wife Clara lived in this building. Like the Brown Apartments, the Weber Apartments catered primarily to downtown workers and their spouses. The 18 apartments were smaller than those in the Brown building, however. Among the tenants listed in the 1916 city directory were

seven travelling salesmen (most representing downtown companies),
Edward and Kathryn Buckley (Edward was manager for Underwood Typewriter
Company),
Earl and Lula Rowe (Earl was night editor for the Sioux Falls Press),
Axel and Emma Johnson (Axel was an ice cream maker for Fenn Brothers),
William and Emily Schumacher (William was an attorney),
Christian and Ella Kuper (Christian was district manager for Jackson
Vreeland Investment Company),

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Bertha I. and Melbourne C. Carr (Bertha was a chiropractor who had her office in a separate unit),
Herman and Bernadette Kreiser (owners of Rexall Drug Store),
Joseph and Virginia Peter (Joseph was superintendent for Western Construction Company), and
John and Mary Nichols (John was plant chief for Northwestern Telephone Company).

The three story Henderson Apartments at 115 W. 12th Street (1916) (#23) were originally owned by Thomas Henderson Brown and Mary Morris Brown (also owners of the Brown Apartments discussed above). The 16-unit building was occupied by downtown workers and featured apartments similar in scale to the Weber Apartments. Among the occupants listed in the 1917 city directory were

six travelling salesmen (most representing downtown companies),
Axel and Emma Johnson (Axel was employed at Fenn Brothers),
Carrie and J.W. Humphrey (Carrie was employed at Savage Cafe),
Howard and Hazel Pay (Howard was a clerk at Pay's Art Store in the Beach-Pay Block),
Sophia Eisenbarth (bookkeeper for Home Furniture Company),
Arthur and Lillian J. Creed (Arthur was a floor manager for Shriver-Johnson Department Store),
Jay and Julia Dundos (Jay was a manager at the Strand Theatre),
George and Eunice Perry (George was a branch manager for Marshall Oil Company), and
Sada M. Anderson (a stenographer).

The two story Seville Apartments at 115 E. 11th Street were built in 1930 (#18) on the site of two single family houses. The Seville had 20 units, one of which was occupied by the building's owner, Mrs. Kathryn Kennedy, and another which was occupied by her son Robert Kennedy. Many of the early occupants were salesmen who worked downtown, and many were evidently single people, in contrast to the occupants of the earlier apartment blocks who were mainly married couples and families. The building was not fully leased in either 1931 or 1936, perhaps due to the impact of the Depression on downtown employment and the housing market. The Seville's occupants in 1931, in addition to the owners, were

two travelling salesmen,
David and Grace Simmons (David was an announcer for Sioux Falls Broadcasting),
Harry and Norma Forrette (Harry was an assistant sales manager at the Sioux Falls Motor Company, Norma was a cashier at Walgreen's), and
Astor Holmberg (a superintendent at Lakeside Dairy).

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ARCHITECTURE, ARCHITECTS, AND CONTRACTORS

Encompassing the historic central business district of South Dakota's largest city, the Sioux Falls Downtown Historic District is significant architecturally as a collection of some of the state's finest examples of various historical architectural styles. The district contains one of South Dakota's best examples of Beaux Arts Classicism, the Masonic Grand Lodge Library (1924, Hugill and Blatherwick) (#51), and one of its best examples of the Renaissance Revival or Mediterranean Villa, the Central Fire Station (1913, Joseph Schwarz) (#54) (Torma 1989, 166, 172). The Peck-Norton-Murray Block (1887, Wallace L. Dow) (#55) and the Rummel Brothers Block (1895) (#64) are two of the city's few remaining examples of Italianate and Romanesque Revival-inspired design. Significant examples of Beaux Arts, Classical Revival, and Georgian Revival styles include the Boyce-Greeley Building (1910) (#76) and the State Theatre (1925, Buechner and Orth) (#81). Excellent examples of design influenced by the Craftsman style, the Chicago School, and the Prairie School include the Hahn-Jonas Motor Company (1917, Perkins and McWayne) (#26), the Hodgins Building (1919) (#25), and the Walkins and Leavitt Garage (1919, Perkins and McWayne) (#9). Finally, the Sioux Falls City Hall (1936, Harold Spitznagel) (#4), KSOO Radio (1936, Harold Spitznagel) (#82), and Fantle Brothers Department Store (1938, Hugill and Blatherwick) (#1) are excellent examples of the Art Deco, Streamlined Moderne, and W.P.A. Moderne movements.

The district also contains examples of building construction techniques and materials which are significant statewide, including South Dakota's first steel skeletal-frame building, the Security National Bank (#33), and six buildings constructed of Sioux quartzite native to the Sioux Falls area.

The historic district contains examples of the works of most of the state's leading architects beginning with South Dakota's two earliest architects, Wallace L. Dow and Joseph Schwarz. Among the architects and contractors who designed and constructed the buildings in the historic district are the following:

Prolific Sioux Falls architect and contractor Wallace L. Dow (1844-1911) designed the Peck-Norton-Murray Block at 120-126 S. Phillips Avenue (#56) in 1887. Dow was a carpenter's son who came to Yankton in 1880 from New Hampshire, moved his practice to Sioux Falls in 1883, and lived in the city until his death in 1911. He was politically well-connected and designed many buildings at state institutions in South Dakota as well as city halls, libraries, commercial buildings, train stations, and schools throughout the state. Many of his buildings were constructed of Sioux quartzite. Among his works in Sioux Falls were the major buildings at the State Penitentiary (1881-1889) and the School for the Deaf (1887-1885), All Saints School (1884-1899), the Minnehaha County Courthouse (1899-1892), and numerous

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residences and commercial buildings. Dow designed most of the important pre-1900 commercial structures in downtown Sioux Falls including the Cataract Hotel (1881, razed), the Van Eps Block (1882, razed), the Masonic Temple (1883, razed), the Sherman Block (1884, razed), the Waples Block (1885), the Parker Block (1890), the Willey-Williams Building (1891), and the Phillips Law Exchange (1891). Unfortunately, most of Dow's work in Sioux Falls has been demolished. Dow also invented a machine to produce concrete blocks called the "Perfection Concrete Block Machine" which he patented in 1904, and he established concrete block plants in several U.S. cities (Historic Avenues 1983, 34-35; J.S. Richardson 1992, 173-174; State Historic Preservation Center Architect Files).

Joseph Schwarz, Sr. (1858-1927) was born in New York and lived in Wisconsin with his family before moving to Sioux Falls in about 1887. He was a prolific architect who worked throughout the Midwest and practiced architecture and construction in Sioux Falls until his death. His works in the historic district include the Carnegie Free Library at 235 W. 10th Street (1903, NRHP) (#17), Washington High School at 315 S. Main Avenue (1908, NRHP) (#48), the Brown Apartments at 401 S. Phillips Avenue (1908) (#90), the Carpenter Hotel at 221 S. Phillips Avenue (1912, NRHP) (#73), and the Central Fire Station at 100 S. Minnesota Avenue (1913, NRHP) (#54). Schwarz often used Sioux quartzite in his work. Outside the historic district his works include First Baptist Church (1906), First Presbyterian Church (1913), and First Congregational Church (1907, NRHP), Holy Family Church in Mitchell (1906, NRHP), and the Carnegie Library in Vermillion (1905, NRHP). Schwarz's son, Joseph Schwarz, Jr., was also an architect. He took over his father's practice after his death but practiced in Sioux Falls only briefly (State Historic Preservation Center Architect File).

Among the most architecturally distinctive buildings in the historic district are those designed by the Sioux Falls firm of Perkins and McWayne. The firm created by Robert Perkins and Albert McWayne was one of South Dakota's most talented and prolific designers between 1920 to 1950. Much of their work shows the influence of their training in Chicago where architects such as Louis Sullivan and John Wellborn Root were attempting to create a unique "Western" style of architecture.

McWayne (b.1885) studied civil engineering at Purdue University and worked for Holabird and Roche and other architects in Chicago before coming to Sioux Falls in 1914. He practiced briefly in partnership with Joseph D. Livermore before joining Perkins in 1918. Livermore and McWayne designed the Northwestern Motor Company at 300-304 W. 9th Street (1917) (#6). Perkins (1882-1954) received an architectural degree from the Armour Institute of Technology (now Illinois Institute of Technology) in Chicago and did graduate work in art and architecture at the University of California, Columbia, and in Chicago. The partnership of Perkins and McWayne lasted until Perkins' death in 1954.

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The influence of the Chicago School is apparent in much of the massing and detailing of the work of Perkins and McWayne. They designed several county courthouses, school and college buildings, the Young Men's Christian Association (1921), and the Riverview Heights suburb. Their buildings within the historic district include the 1920 portion of the Williams Building (#42), the Hahn-Jonas Motor Company (1917) (#26), the Shriver-Johnson Department Store (1918, NRHP) (#75), the Sioux Falls Motor Company (1918) (#27), the Brooks Building (1919) (#29), the Walkins and Leavitt Garage (1919) (#9), the L.D. Miller Funeral Home (1923, NRHP) (#52), additions to Washington High School (1922, 1936, NRHP) (#48), and the Grigsby Building (1941) (#13) (State Historic Preservation Center Architect Files).

The firm of Hugill and Blatherwick of Sioux Falls was established in 1921. George C. Hugill (1888-1950) and Wilfred F. Blatherwick (1890-1960) designed the Masonic Grand Lodge Library at 415 S. Main Avenue (1924, NRHP) (#51), Fantle Brothers Department Store (1938) (#1), and schools and government buildings in Jamestown and Pierre. Blatherwick was born in Tennessee, graduated from the University of Illinois in 1913, and worked in Cincinnati as a draftsman before coming to Sioux Falls to work as a draftsman for Perkins and McWayne. He formed a partnership with George C. Hugill in 1921. Hugill was born in Chicago where he studied architecture and worked for the firm of Patton and Miller from 1908-1918. He came to Sioux Falls in 1918 to supervise a school development project for Holmes and Flinn of Chicago, and practiced alone in Sioux Falls from 1919 until 1921 when he joined Blatherwick. The firm designed many schools, college buildings, churches, hospitals, and other public buildings as well as private residences. They were one of the state's most prominent firms after World War I. Following Hugill's death, the firm was renamed Hugill, Blatherwick, and (Wendell C.) Fritzel. Within the historic district, Hugill, Blatherwick, and Fritzel remodelled the KIHO radio station studios (1948) in the Williams Building at 218-228 S. Main Avenue (#42). By 1959 the firm was known as Hugill, Blatherwick, Fritzel, and (Jean R.) Kroeger and its successor firm, Holman and Associates, remains in business today (State Historic Preservation Center Architect File).

Henry Carlson (1883-1961) was a prominent Sioux Falls contractor whose firm is still in business today. Carlson built many major buildings in the city including the State Theatre (1925) (#81), Washington High School (1908, NRHP) (#48), the L. D. Miller Funeral Home (1923, NRHP) (#52), hospitals, and factories. He came to Sioux Falls from Sweden at the age of 18 and learned his trade by working as a construction laborer. The Henry Carlson firm was one of the first tenants of the Grigsby Building at 112 E. 10th Street (#13) after its completion in 1941 (J.S. Richardson 1992, 125).

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Sioux Falls architect Harold Spitznagel (1896-1975) was born in 1896 and educated at Washington School in Sioux Falls. He attended the Art Institute of Chicago, received a Bachelor of Architecture degree from the University of Pennsylvania, and worked in Indianapolis and Chicago before returning to Sioux Falls. His works in the historic district include the Sioux Falls City Hall at 224 W. 9th Street (1936) (#4), the KSOO Radio Station at 317-319 S. Phillips Avenue (1936) (#82), and the remodelling of the first floor of the Carpenter Hotel in 1940 (#72). He also designed the Hollywood Theatre (razed), the Northwest Security Bank, the Young Women's Christian Association (1951), several buildings for John Morrell and Company, Tuve Hall at Augustana College, and several hospitals, churches, schools, and private residences in Sioux Falls and elsewhere. He was named a Fellow of the American Institute of Architects in 1959 (J.S. Richardson 1992, 45; State Historic Preservation Center Architect File).

W.J. Edbrooke, the Supervising Architect for the U.S. Treasury, designed the Federal Building and U.S. Courthouse at 400 S. Phillips Avenue (1891, NRHP) (#89). He also designed several stylistically similar federal buildings throughout the country including the Federal Courts Building (1891-1904) in St. Paul (now Landmark Center) and the Old Post Office Building in Washington, D.C. The 1911-1913 addition to Federal Building was designed under the administration of James Knox Taylor.

The E. Jackson Casse Company of Chicago designed the Security Bank Building at 101 S. Main Avenue (1917, NRHP) (#33).

The Twin Cities firm of Buechner and Orth designed the State Theatre at 316 S. Phillips Avenue (1925) (#81). Charles W. Buechner (1859-1924) and Henry W. Orth (1867-1946) were in partnership from 1902-1924. They were extremely prolific, designing county courthouses, hospitals, schools, fire stations, factories, theaters, commercial buildings, and residences throughout the Midwest.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description:

The boundary of the Sioux Falls Downtown Historic District is shown by the dotted line on the accompanying map entitled "Sioux Falls Downtown Historic District, Minnehaha, South Dakota."

Boundary Justification:

The boundary of the district encompasses a concentration of adjacent commercial and governmental buildings in the central business district of Sioux Falls which date from the period 1887-1941 and which retain integrity of design, materials, workmanship, feeling, and association. Commercial buildings outside of the boundary of the district were excluded from the district because they either did not date from the period of significance or because they did not retain sufficient integrity to contribute to the district.

ADDITIONAL DOCUMENTATION

PHOTOGRAPHS LISTED BY PHOTO NUMBER

Negatives are held at the City of Sioux Falls Planning Office.

1. Streetscape, W. 9th St., 300 block, south side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing SE
2. Streetscape, W. 9th St., 100 and blocks, south side
Sioux Falls Downtown Historic District

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- Scott Kelly
Oct. 1993
Facing SW
3. Streetscape, W. 11th St., 100 block, north side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NW
 4. Streetscape, W. 12th St., 100 block, south side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing SE
 5. Streetscape, S. Main Ave., 200 block, east side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing SE
 6. Streetscape, S. Phillips Ave., 100 block, east side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NE
 7. Streetscape, S. Phillips Ave., 200 block, west side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NW
 8. Streetscape, S. Phillips Ave., 200 block, west side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NW
 9. Streetscape, S. Phillips Ave., 300 block, east side
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SE

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10. Streetscape, S. Phillips Ave., 300 block, east side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NE
11. Streetscape, S. Phillips Ave., 300 block, west side
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NW
12. Sioux Falls City Hall, 224 W. 9th St. (Map #4)
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NE
13. Weber Block, 227 W. 9th St. (Map #5)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SW
14. Northwestern Motor Company, 300-304 W. 9th St. (Map #6)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing N
15. John P. Bleeg Co., 312-316 W. 9th St. (Map #7)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NE
16. Walkins and Leavitt Garage, 324 W. 9th St. (Map #9)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NE

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17. Walkins and Leavitt Garage, 324 W. 9th St. (Map #9)
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NE
18. El Riad Shrine Storage Building, 216 W. 13th St. (Map #24)
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing NW
19. Hahn-Jonas Motor Company, 100-102 S. Dakota Ave. (Map #26)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SE
20. Brooks Building, 132 S. Dakota Ave. (Map #29)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NE
21. Ramsey Brothers Block, 107 N. Main Ave. (Map #32)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SW
22. Ballard Block, 210 S. Main Ave. (Map #40)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing E
23. Famous Players-Lasky Corp., 318 S. Main Ave. (Map #49)
Sioux Falls Downtown Historic District
Scott Kelly
Oct. 1993
Facing E
24. Moe Hospital and Clinic, 507 S. Main Ave. (Map #53)
Sioux Falls Downtown Historic District

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**National Register of Historic Places
Continuation Sheet**

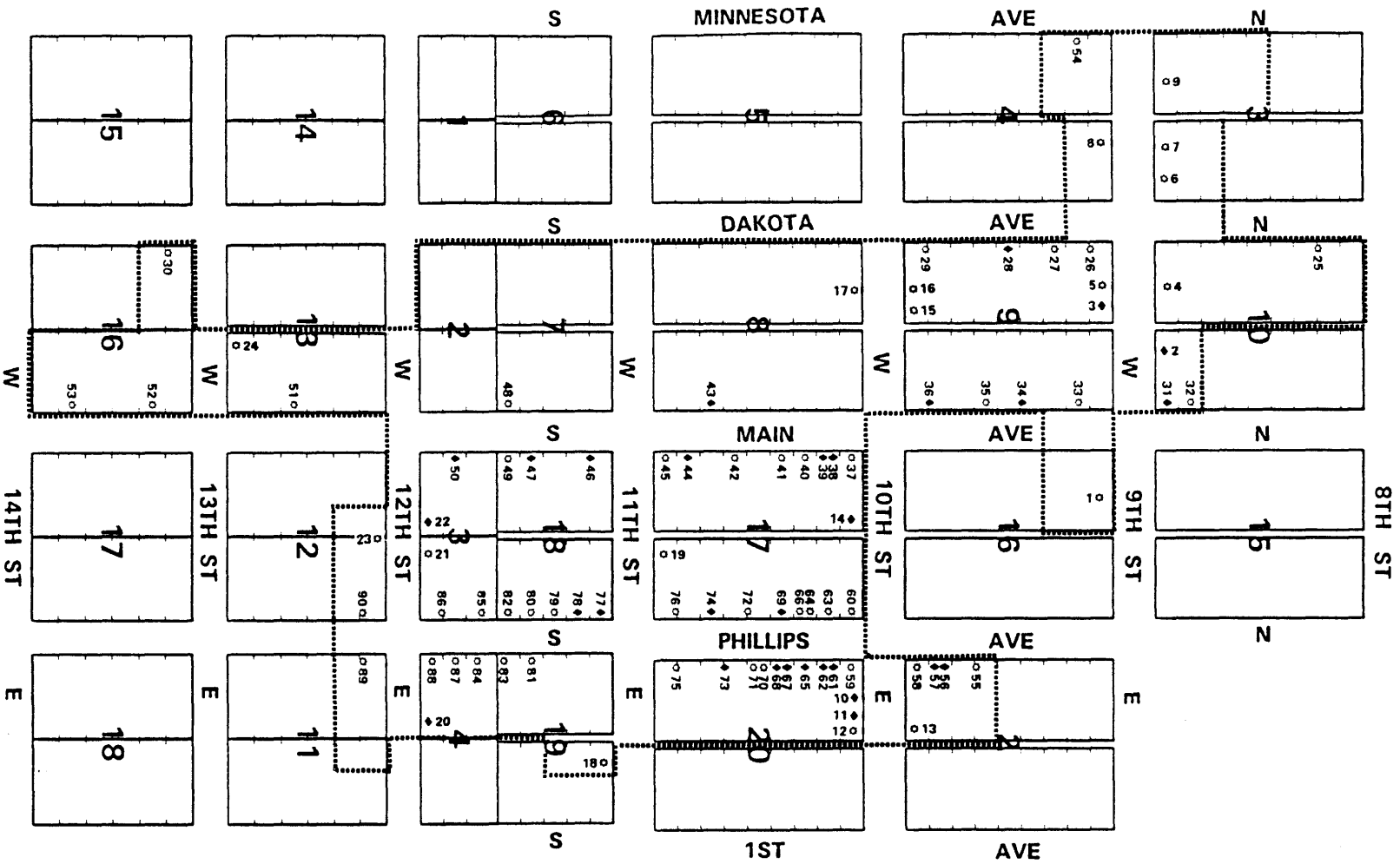
Section number 10 Page 51

Sioux Falls Downtown Historic District
Sioux Falls, Minnehaha, South Dakota

Scott Kelly
Oct. 1993
Facing NW

25. Beach-Pay Block, 120 S. Phillips Ave. (Map #55)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NE
26. Kresge Building, 201 S. Phillips Ave. (Map #60)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SW
27. Buckeye Block, 309 S. Phillips Ave. (Map #79)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NW
28. State Theatre, 316 S. Phillips Ave. (Map #81)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing NE
29. KSOO Radio Station, 317-319 S. Phillips Ave. (Map #82)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing W
30. Brown Apartments, 401-405 S. Phillips Ave. (Map #90)
Sioux Falls Downtown Historic District
David Richardson
July 1991
Facing SW

SIOUX FALLS DOWNTOWN HISTORIC DISTRICT MINNEHAHA, SOUTH DAKOTA



☆ Contributing
 ◆ Noncontributing

SCALE 1" = 322.5'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sioux Falls Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: SOUTH DAKOTA, Minnehaha

DATE RECEIVED: 3/29/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/14/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 94001393

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.27.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 4-27-11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

AD

900 Governors Drive | Pierre, SD 57501-2217
Phone 605-773-3458 | Fax 605-773-6041 | www.history.sd.gov



SOUTH DAKOTA
STATE HISTORICAL SOCIETY
Department of Tourism and State Development

RECEIVED 2280
MAR 29 2011
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1 March 2011

Keeper of the National Register
National Register of Historic Places
National Parks Service
1201 Eye St NW
8th Floor (MS 2280)
Washington DC 20005

Dear Keeper of the National Register:

94001393

Enclosed is one amendment for the *Sioux Falls Downtown Historic District*. The amendment changes the status of the Winterstein Chevrolet Building at 300 South Main to Contributing status. The false veneer has recently been removed and the building rehabilitated.

If you have any questions regarding any of these submittals, please feel free to contact me at 605-773-3103 or at chrisb.nelson@state.sd.us.

Sincerely,



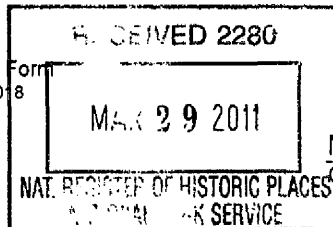
Chris B. Nelson
Historic Preservation Specialist



Department of
Tourism & State
Development

Office of Tourism TravelSD.com
Governor's Office of Economic Development SDreadytowork.com
Tribal Government Relations SDtribalrelations.com
Arts Council artscouncil.sd.gov
State Historical Society history.sd.gov
Housing Development Authority SOHDA.org

2010
initiative
2010initiative.com



(Expires 5/31/2012)

Sioux Falls Downtown Historic District
 Name of Property

Minnehaha County, SD
 County and State

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide x local

 Jay D. Vogt SDSHPO 03-14-2011
 Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

	Contributing	Noncontributing	
	51	29	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	51	29	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

n/a

10

Sioux Falls Downtown Historic District
Name of Property

Minnehaha County, SD
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Romanesque

Late 19th and 20th Century Revivals: Classical

Revival, Mission/Spanish Colonial Revival, Italian

Renaissance

Late 19th and Early 20th Century American

Movements: Prairie School, Commercial

Modern Movement: Art Deco

Materials

(Enter categories from instructions.)

foundation: Other: quartzite, concrete

walls: Brick

Other: quartzite

roof: Wood, Synthetics: rubber

other: Terra Cotta, Stucco

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Winterstein Chevrolet(1928) is located at 300 South Main in Sioux Falls in the Sioux Falls Downtown Historic District. **Due to a rehabilitation project, its status is being changed from non-contributing (as designated in the 1993 nomination) to contributing status.** The amended count is reflected in section 5 above.

Narrative Description

Winterstein Chevrolet is a rectilinear building located in downtown Sioux Falls. It has a poured concrete foundation, concrete walls faced with brick, and a synthetic roof. Decorative limestone squares are inlaid on the façade and stepped-up parapet. The building has two levels: a main floor and an underground garage.

The façade (west elevation) has five bays and an entry. The bays are the original size, but have been infilled with plate glass windows. The upper windows are smaller than the lower windows, which resembles the historic showroom configuration. The original showroom windows were removed sometime pre-1983 and replaced with three-sided bay windows. The removal of the bay windows and replacement with windows compatible with the original showroom appearance restores balance to the façade, bringing the scale and proportion of the low, rectangular building back into perspective. Also at some point circa 1983, Dryvit was added to the exterior of the building. It has been removed, exposing the brick.

The south elevation was originally an interior wall. An addition was torn down circa 1983 exposing this wall. Three-sided bay windows were added to the openings at this time. The three-sided bay windows have been removed and replaced with plate glass windows in the exposed bays. The brick was also exposed.

The north elevation has seven showroom bays. The bays are the original size and pre-1983 replacement windows have been removed and replaced with compatible windows that resemble the original storefront configuration. Like the west elevation, the scale and proportion of this elevation was returned.

The east elevation has three bays on the upper level and a garage door on the lower level. There is also a small brick addition on this elevation.

The interior, both main level and basement, are mostly open space. Interior walls, plumbing, and electrical fixtures were removed pre-1983.

Sioux Falls Downtown Historic District
Name of Property

Minnehaha County, SD
County and State

Removing the Dryvit to expose the brick, the removal of the inappropriate infill and replacement with windows that resemble the original showroom look in the original bay sizes, and the repair/replacement in kind of decorative limestone inlaid squares make the building contributing to the district. The Sioux Falls Downtown Historic District is listed on the National Register under Criterion A for Commerce and Criterion C for Architecture. The Winterstein Chevrolet is able to contribute to those areas of significance.

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Sioux Falls Downtown Historic District Winterstein Chevrolet Building

City or Vicinity: Sioux Falls

County: Minnehaha

State: SD

Photographer: Paul Porter

Date Photographed: 15 February 2011

1 of _1_.

SD_MinnehahaCounty_SiouxFallsDowntownHistoricDistrictWintersteinChevroletBuildingAmendment_0001