

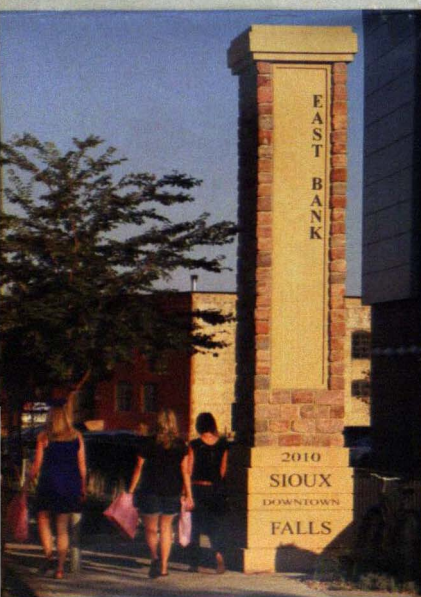


SIoux FALLS
HISTORIC
BOARD
OF PRESERVATION

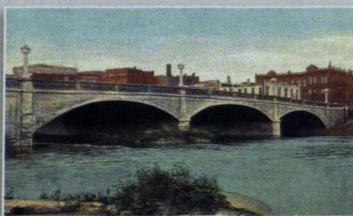


Historic photos courtesy of Siouxland Heritage Museums.

This brochure was prepared by the City of Sioux Falls Planning Office with funding assistance from the South Dakota State Historical Society, and technical assistance from the Sioux Falls Board of Historic Preservation. However, the contents and opinions do not necessarily reflect the policies of the South Dakota State Historical Society, the Sioux Falls Board of Historic Preservation or the City of Sioux Falls Planning Office.



East Bank Historic Properties Walking Tour



Extensive renovations drastically altered the look of the bridge from its original construction in 1876 (top) but the current structure (bottom), built in 1912, still contributes to the character of the district.

WALKING TOUR

1 8th Street Bridge

The original 8th Street bridge was a single span steel truss bridge built in 1876 by R. F. Pettigrew. Because this bridge did not allow for an adequate waterway for flood control, in 1886, the City of Sioux Falls built a duplicate steel span at the east end of this bridge, providing a two span steel truss bridge with a wood plank floor. In 1912, this bridge was replaced with the current reinforced concrete three span arch bridge. This bridge provided for a fifty-two foot roadway with pedestrian walks on both sides. It was unique as being the first concrete bridge in Sioux Falls and Minnehaha County and among the first in South Dakota. The N. M. Stark and Company of Des Moines, IA built the bridge, which was finished in April of 1912. Crumbling concrete and exposed rebar necessitates plans to reconstruct the bridge to ensure safety and restore one of the city's most notable bridges.



Schoeneman Brothers Company building shown in the flood of 1957 (top).

2 Schoeneman Brothers Company
Schoeneman Brothers Company originated in Walnut, IA in 1888. The family-owned business moved to Sioux Falls in 1904 where they constructed their first building located on 7th Street by the west side of the river. In 1912, the grow-

ing business needed to expand, so it bought the property on 8th and Reid Street, located on the east side of the river. The new office building was constructed entirely of Schoeneman Brothers own lumber. The lumberyard was situated in a prime location, with the rail yards adjoining the property.

In the 1940s, the business expanded to add more lumber materials, serving mostly family owned businesses in Sioux Falls. In 2010, Schoeneman's sold their downtown property and relocated to Harrisburg, SD. With the sale of the property, it allowed for multiple redevelopment projects for the East Bank and Big Sioux River Greenway. In 2012, the Lumber Exchange Building by Lloyd Companies opened followed by the Hilton Garden Inn, in 2013.



The John W. Tuthill Lumber Company has undergone a complete restoration and today houses a local interior design store.

3 John W. Tuthill Lumber Co. 311 East 8th Street

John W. Tuthill moved to Sioux Falls in 1888 and incorporated his lumber company in 1884. By 1915, Tuthill owned and operated thirty-two lumber yards in three states. This triangular, brick building was built in 1895 and was built up to the property lines that faced railroad right-of-ways. It was added on to in 1913, with detailing found in the elaborate cornice and arched entrances, when design influences of notable architects such as Wallace Dow and Joseph Schwartz could be found throughout the city. The lumber company operated at this site until the mid-1960s. For a period of time, the building was covered with stucco and much of the historical integrity was compromised. Recently, the structure underwent a complete restoration and reconstruction based on historical photographs; bringing its original stylistic significance back to life. Today, this building houses a local furniture and interior design company.



The Phillips House Hotel stood in the current location of 8th and Railroad Center. It was a thriving hotel built by Hattie C. Phillips.

4 Phillips House Hotel

Phillips House Hotel (known as the Phillips House) was located at the site of the present day 8th and Railroad Center. Mrs. Hattie C. Phillips, wife of Dr. J. L. Phillips, built the Phillips House in 1883 while pregnant with her seventh child and shortly after the death of her husband. It was a large, three-story building built of timber with few embellishments.

The hotel was quite successful in its time, serving alongside a large number of existing hotels. For nearly two decades, it welcomed a bevy of tourists, hosted lively dinners and memory-making stays. In the late 1920s it became a mere desolate shell and was set for demolition to make way for the new Wilson Transfer Company. Even though the new warehouse was touted as fireproof and a great addition to the city, the local community had mixed emotions in regards to saying goodbye to one of the oldest landmarks of its time. In fact, one newspaper article said: "how lonely and deserted it must feel. Like one whose active life has ended forever." The Phillips family is today known as the "parents of Sioux Falls" for their many contributions to the city.



The Wilson Transfer Company building has served as a hub of the city for nearly a century. Originally used for storage and delivery it is now home to unique shops, restaurants and community events.

5 Wilson Transfer Company 315 East 8th Street

Construction began in 1927 of the Wilson Transfer Company building. Before the building was constructed, the site was home to the Phillips House Hotel. As time passed, the area east of the Big Sioux River was transformed into a warehouse and manufacturing district because of its proximity to the railroads. At the same time, grand hotels were finding more success in the downtown area.

Wilson Transfer became an enormous delivery and storage company by operating a fleet of motorized trucks. This allowed Sioux Falls to spread its wings and sell its goods to a far-flung trade area. Communities that had once been tied to railroad delivery (which might connect as easily to Omaha, Sioux City, or Minneapolis) were now served by a fleet of trucks offering flexible, direct, and omnidirectional service through a common hub.

Recently, the building underwent extensive renovation to convert the multitude of spaces into a variety of local retail shops, restaurants, and office space. Now called the 8th and Railroad Center, the building remains a hub for the entire East Bank District.



The Chicago, St. Paul, Minneapolis and Omaha Railway Passenger Depot located at 415 East 8th Street, underwent many mergers and served passengers for over forty years.

6 Chicago, St. Paul, Minneapolis and Omaha Railway Passenger Depot 415 East 8th Street

The original rail line commonly known as "The Omaha Road" first came to Sioux Falls in 1878 and was known as the Worthington and Sioux Falls Railroad. In 1879 the St. Paul and Sioux City Railroad incorporated the railroad. Two years later, the St. Paul and Sioux City Railroad was purchased by the Chicago, St. Paul, Minneapolis and Omaha Railway. The Chicago, St. Paul, Minneapolis and Omaha joined with the Chicago Northwestern Line in 1882.

This depot was constructed in 1910 to replace an earlier, wooden depot near the same location. In 1947, the depot served both the Chicago, St. Paul, Minneapolis and Omaha and Chicago Northwestern Railway lines. It served passengers until 1955 until passenger service ended. Just a mere two years later, the historic depot was razed.



Located at 505 East 8th Street, the Great Northern Depot is an example of the Richardsonian Romanesque style architecture using native quartzite stone.

7 Great Northern Depot 505 East 8th Street

Constructed in 1905, this functioned as a passenger depot until 1959, and later only for freight until 1983. In 1970, the Great Northern completed a merger with two other railroads and became the Burlington, Northern and Santa Fe Railroad.

Today, the building features Sioux quartzite and boasts accents of pressed brick, elliptical fan-

shaped windows and decorative quoins. Its gabled dormers and low pitch hipped roof are also a notable detail of 19th century architecture. Today, it continues to be occupied by the Burlington, Northern and Santa Fe Railroad.



The Cochran-Sargent Plumbing Supply Company was located at 605 East 8th Street (top). It's now occupied by Monick Pipe and Supply (bottom).

8 Cochran-Sargent Company Wholesale Heating and Plumbing 605 East 8th Street

The Cochran-Sargent Company Wholesale Heating and Plumbing warehouse built the small, one-story, commercial structure around 1920. It remained under that name until 1939 at which point the city directories listed the building as the Cochran-Sargent Branch of the American Radiator & Standard Sanitary Corporation, with Fred R. Monick as the manager. In 1954, the building was listed as Amstan, a division of American Standard, still managed by members of the Monick family. Since 1971, the building has been home to Monick Pipe and Supply.



The John Gund Brewing Company, located at 615 East 8th Street, was one of the many businesses affected by prohibition (top). The bottom photo shows the building as it looks today.

9 John Gund Brewing Company/ Midwest Oil Company 615 East 8th Street

This building, constructed in 1910, was built for the John Gund Brewing Company. The company was based in La Crosse, WI, and was

strategically located near several railroad tracks to serve as a distribution warehouse. The building served this purpose until 1917, when South Dakota prohibited the distribution of alcoholic beverages.

Like many industrial buildings that had produced or distributed alcoholic beverages, the building needed to find a new purpose during prohibition. From 1918 until 1927, the building housed the Penn-Soo Oil Company. Midwest Oil Company organized in 1919, in Minneapolis, MN, came to Sioux Falls in 1927 and has since made its home here. Midwest Oil specialized in the blending and manufacturing of gasoline, fuel oil, lubricants, and insecticides.



The second Farley-Loetscher Building, located at 701 East 8th Street, was constructed in 1913 to house building materials (top photos). The structure has changed very little over the years (bottom).

10 Farley-Loetscher Building II 701 East 8th Street

The first construction on this site in 1913 were small buildings and lumber sheds to hold materials being used by the Farley-Loetscher Company in their production of custom wood interiors, paneling, and window blinds. Farley-Loetscher Company was founded in Dubuque, IA in 1875. The company's first production facility in Sioux Falls was located closer to the river, at 322-324 East 8th Street.

It was quickly decided, however, that the proximity to the railroad made 701 East 8th Street the preferred location for the entire business' operations. By 1915, the building you now see was under construction, and by 1917, all

operations had moved to this location. Rail access gave the company a trade route west once a bridge was built over the Missouri River at Chamberlain, and allowed for unprecedented growth in the expansion of new communities and buildings throughout a multi-state area. Products from this factory still exist in several buildings on the National Register of Historic Places, as well as several historic and religious icons in the community.



Once a quarry, the land to the north of Eastside Fire Station was filled with water to make a wading pool and city park called Library Park. Today, the park has been renamed Heritage Park and is the fourth oldest park in Sioux Falls.



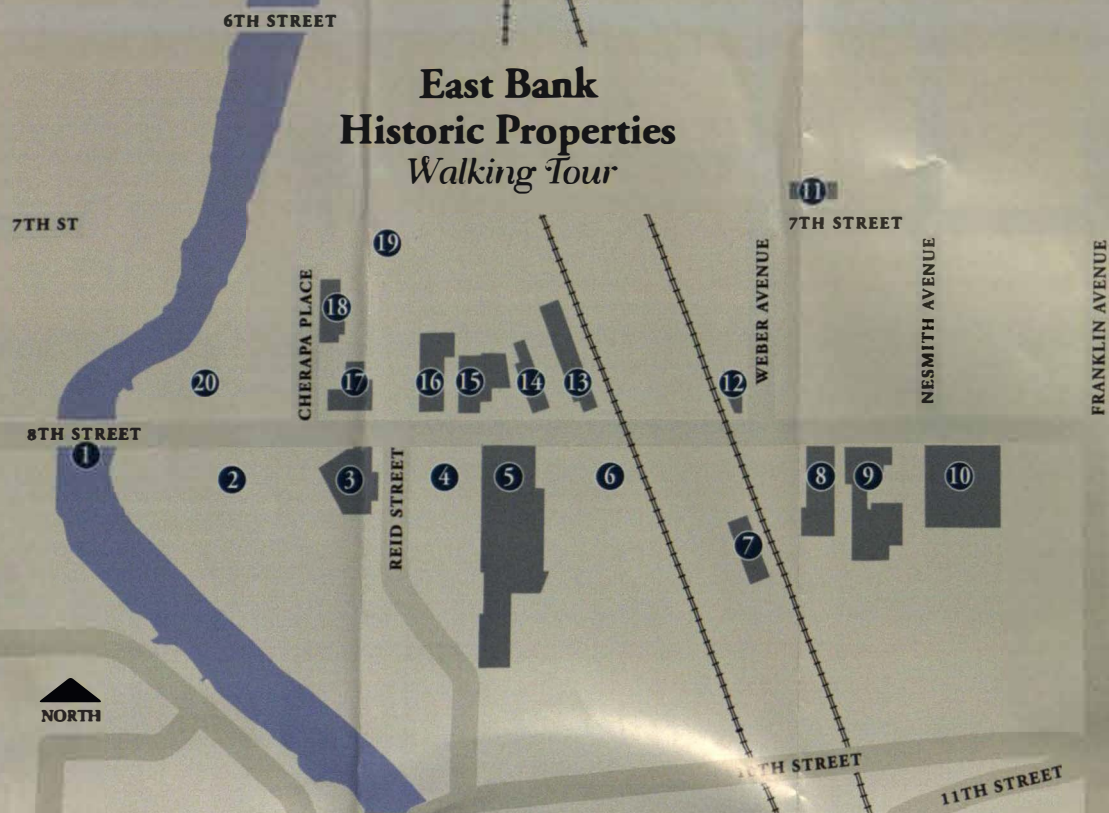
The fire station remained in use until 1974 while the library officially closed in 1935. Today, the building still stands and has been converted for storage.

11 Eastside Fire Station and Library 600 East 7th Street

In 1916, the city built the Eastside Fire Station, also known as Fire Station No. 2, at the corner of 7th Street and Weber Avenue. Adjacent to the fire station, the building also had a library. The Eastside Library would be the city's first official library branch. Before its permanent location attached to the fire station, the original library was located in Mr. F. J. Watson's store at 6th Street and Weber Avenue in 1912. In 1914, the branch moved to Mr. Turner's East Side Drug Store at 6th Street and Franklin Avenue. This would be its final move before joining the Eastside Fire Station in 1918 and would soon welcome a city park.

The park was originally a quarry that had been abandoned and filled with water. In 1917, the city purchased the former quarry site from one of the city's most prominent land prospectors, R. F. Pettigrew. The park was originally named Library Park and also included a playground and restroom facilities.

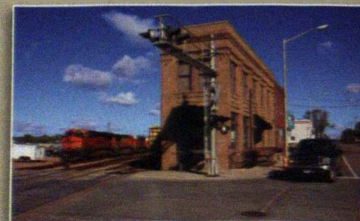
East Bank Historic Properties Walking Tour



underwent a complete restoration that included the installation of original wood floors from classrooms at the old Washington High School. Today, it is home to Latitude 44.



Residents of Sioux Falls enjoyed a number of local parades such as this one which made its way down 8th Street. The historic Stockman's Bank is seen in the background. Below is a recent image of the building as it stands today.



12 Stockman's Bank 201 North Weber Avenue

Built in 1918 during the bank boom of World War I, this was originally home to the Stockyard State Bank until the 1920s when it closed and became a grocery warehouse.

In later years it became Stockman's Bar, where it served as a mecca for live entertainment for nearly 50 years. It eventually fell into disrepair but was brought back to life in 2003 when it

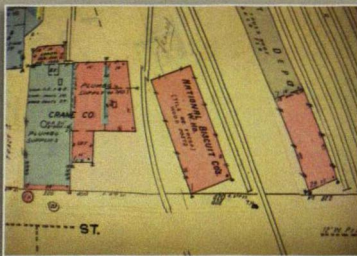
Located at 424 East 8th Street, the freight depot was a counterpart for the passenger depot located across the street (top). It continues to be used as a freight depot by the BN&SF railroad (bottom).



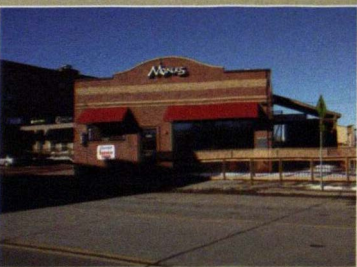
13 Chicago, St. Paul, Minneapolis and Omaha Railway Freight Depot 424 East 8th Street

Constructed in 1920, this building served as the freight depot for the Chicago, St. Paul, Minneapolis and Omaha Railway, whose passenger depot

was across the street. In the 1950s and 1960s the Terrace Park Dairy and Montgomery Ward also used the building as a warehouse. Today the Burlington, Northern and Santa Fe Railroad occupies the building.



This Sanborn Fire Insurance map, which depicts the National Biscuit Company, shows how the multi-directional railroads dictated the footprint of local architecture.



Located at 420 East 8th Street, the building is now home to a brew pub.

14 National Biscuit Company 420 East 8th Street

Properties within a block of the railroad often share a common characteristic—they are built to parallel the railroad, rather than the street. The first building reflected in the historical plat of this land, in 1902, was a creamery supply warehouse, directly supporting the Bridgeman-Russell Company Creamery, located directly behind this property along that same diagonal.

A two-story brick structure later housed the Great Northern Implement Company starting in 1907, but that building was replaced in 1930. The one-story structure you now see had been headquarters for the National Biscuit Company from that time until the mid-1960s, then home to Howe Plumbing and Heating, and more recently as an artist's gallery and brew pub. It has in a way, come full circle, as this area was home to several breweries and a pool hall a century ago.



The Plumbing Supply Company today is named the Crane Building and is home to local shops, commercial space, and loft apartments.

15 Plumbing Supply Company 326 East 8th Street

The Plumbing Supply Company was originally constructed in 1911 as a two-story structure and is a strong example of early 20th century commercial architecture. It is constructed of brick and quartzite, and like many warehouses of its time, was built in an L-shape to maximize its loading area.

The Crane Supply Company took over the Plumbing Supply Company in the mid-1920s. The third and fourth floors of the building were constructed, along with a garage addition to support the influx of trucks used for transport. The Crane Supply Company had no competition for plumbing supplies until the 1920s when the Cochran-Sargent Plumbing Supply Company opened at 605 East 8th Street, just three blocks east of this building.

The garage addition still exists on the north side of the building and the Crane Supply Company logo is recognizable on the west facade. The

building was recently renovated and adds to the East Bank inventory of retail and living space.



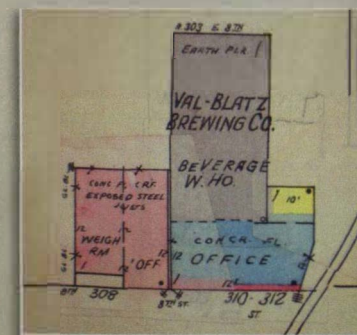
The Farley-Loetscher Building I, now called The Frank, underwent renovations in 2014 and currently houses commercial and upper level apartments (bottom).

16 Farley-Loetscher Building I 324 East 8th Street

Early records reflect that this location was first used for lumber storage for the H. W. Ross Lumber Yard, in 1891. The first two floors, built of Sioux quartzite, were constructed as the home of the Farley-Loetscher Company in 1900. In about 1911, a three-story L-shaped addition was added to the rear of the building. They continued to operate their millwork and custom woodworking operation here until 1917, when a larger, more permanent and railroad-friendly facility at 701 East 8th Street was built.

Sioux Falls Paint and Glass began operating out of this building thereafter, adding a third floor to the original building in 1924. This addition is clearly delineated by the change in materials from quartzite to brick. Further tenants included a butter, egg and poultry wholesaler who operated out of the back dock at the same time as Sioux Falls Paint and Glass. Later oc-

cupants continued the wholesale delivery and storage mission, including the Frank Transfer and Storage Company, which gives the building its name today.



Sanborn Fire Insurance map showing the location of the Val Blatz Brewing Company located at 308-310 East 8th Street.



The building as it looks today.

17 Val Blatz Brewing Company 308 East 8th Street

Distribution of Val Blatz beer in Sioux Falls began in 1903 with offices located in the Van Eps building at 8th Street and Phillips Avenue. They continued at that site until they built a new building in 1910 on north Main Avenue. In 1929, they moved their operations to 310 East 8th Street where they operated until 1942.

Valentine Blatz started in the brewing business in Milwaukee, WI in 1851. He was one of the first brewers to begin developing a national distribution network and the first to establish a bottling plant in connection with his brewery. Val Blatz had locations in Chicago, Racine, St. Paul, and Sioux Falls. Sioux Falls was one of the branch or depot locations for the brewery, which sold only Blatz beer to individual customers as well as to local businesses.



Located at 200 Cherapa Place, the Illinois Central Passenger Depot was the first building in Sioux Falls to be built completely of Sioux quartzite.

18 Illinois Central Passenger Depot 200 North Cherapa Place

The Illinois Central came to Sioux Falls in 1887 after the depot, grounds, and right-of-way were secured by R. F. Pettigrew and Edwin A. Sherman. With the driving of the final spike on December 19, 1887, Sioux Falls was connected to Chicago by railroad for the first time.

This depot, designed by L. A. Hill, was completed in 1888. It was the first building constructed entirely of Sioux quartzite in Sioux Falls. The Richardsonian Romanesque designed depot originally contained two large rooms, separated by a bathroom and a ticket booth. A common layout of the time, two large rooms were used as separate waiting rooms for men and women. Additional smaller rooms housed baggage and express freight. The stationmaster lived on the second floor.

The building was used as a passenger depot until 1950 before being used as freight depot until 1969, at which point that service ended. Today, the building has been fully restored and is used as office space.



The towering Zip Feed Mill and the Illinois Central Railroad Depot.



The Zip Feed Mill made national news for Sioux Falls for an attempt to make its demolition a city event turned spectacle. But despite its explosive notoriety, the Zip Feed Mill and its location still leave a significant mark in history.

19 Zip Feed Mill

In 1900, the area was originally owned by the W. Z. Sharp Elevator Company and included a grain elevator and numerous warehouse buildings. The Illinois Central Railroad used the

remaining portion of the lot. In 1942, Batcheller's Feed bought the freight depot but would merge and change its name to Zip Feed Mill in 1950.

Construction of a new mill began in 1956 and opened in 1957. Standing at 210 feet tall, this newly constructed feed building was the tallest building in Sioux Falls. In 1996, the company was sold to Ridley Inc., which owned Hubbard Feeds, Inc., and ran the mill until halting operations in 2000. Partners Jeff Scherschlight and Ron Moquist bought the site in 2004 with the intent to invest in a \$15 million dollar riverfront redevelopment that included retail opportunities, office space and a possible events center.

In the fall of 2005, the demolition of the towering structure gave way for a unique opportunity to raise money and provided the city with a one-of-a-kind event for its residents. Unfortunately, on December 5th, the implosion did not fully bring the tower down and a crane was then brought in to finish demolishing the mill after weeks of viewing the leaning tower. After the demolition, construction began on what is now Cherapa Place. However, a reminder of the infamous Zip Feed Mill still remains in the original concrete used for the base of the new building.



The Cascade Milling Company, located on the north side of 8th Street, was forward thinking in its use of waterpower.

20 Cascade Milling Company

In 1877, Edwin A. Sherman and other investors of the Cascade Milling Company built a mill and dam on the north side of 8th Street. The mill was furnished with state-of-the-art equipment from Dubuque, IA, and began milling wheat into flour by the fall of 1878. To compensate for declining wheat production in the area, the company built a Sioux quartzite building to house the machinery required for the production of electricity in 1887. The original mill was dismantled in 1914 but the quartzite building remained at this location and was used well into the middle of the 20th century.