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**Northeast
corner of 4th
and Pierce
Street**

Mondamin Hotel, 1898

After arriving in Sioux City in 1856, lawyer Asahel W. Hubbard soon became a U.S. District Court Judge and was later the first Sioux Cityan elected to the U.S. House. When he returned to Sioux City and built the Hubbard House Hotel in 1870, it was the city's largest and finest hotel prior to the boom years of the late-1880s and early-1890s. The Italianate structure featured decorative brackets under the eaves and tall, slender windows capped with ornate U-shaped hoods. In 1887 meatpacking magnate James E. Booge purchased the hotel, renaming it Hotel Booge. It was again renamed after it was sold in 1895. Hotel Mondamin burned down in January 1912 and the Martin Hotel was built in its place.

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**Northeast corner
of 4th and Pierce
Streets**

Martin Hotel, c.1913

Construction of the Martin Hotel began immediately after the site of the Mondamin Hotel was purchased by Sioux City businessmen James P. and Louis B. Martin. Designed by Chicago architect H.C. Stevens, it is one of Sioux City's finest examples of the Chicago School of design pioneered by Louis Sullivan and made famous by Frank Lloyd Wright. Originally six stories in height, the main body of the building rested on a two-story base, capped by an elaborate cornice featuring heavy dentil molding and classically-inspired scrolled brackets. The classical theme was repeated in the 3rd floor mock-balconies and the heavy columns that adorned the 2nd floor balcony on the south façade. When the Martin Hotel opened in November 1912, it was proclaimed as Sioux City's largest, finest and most modern hotel. A 7th floor was added in 1918, requiring the removal of the original cornice, which was replaced by a simpler design featuring dentil molding. Purchased in 1944, the hotel was eventually merged into the Sheraton Corporation of America, becoming the Sheraton-Martin. Sheraton sold the building in 1963 specifying that it not be used as a hotel. It was eventually converted into apartments and was listed on the National Register of Historic Places in 1983.

The Fourth Street Walking Tour brochure is one in a series of walking tour brochures funded by the Sioux City Museum & Historical Association.

**For more information about these buildings or Sioux City history, please contact the
Sioux City Public Museum
Phone: (712) 279-6174
www.siouxcitymuseum.org**

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*Take a
step back
in time...*

**Walking
Tour of
Fourth
Street
(Virginia Street
to Pierce Street)**



**Looking east along 4th Street
toward Pierce Street, c.1913**

Start the walking tour from the eastern edge of the Sioux City Convention Center at 4th and Virginia and walk west toward Pierce Street.



Northwest corner of 4th and Virginia Street

Casady's Hall, c.1950

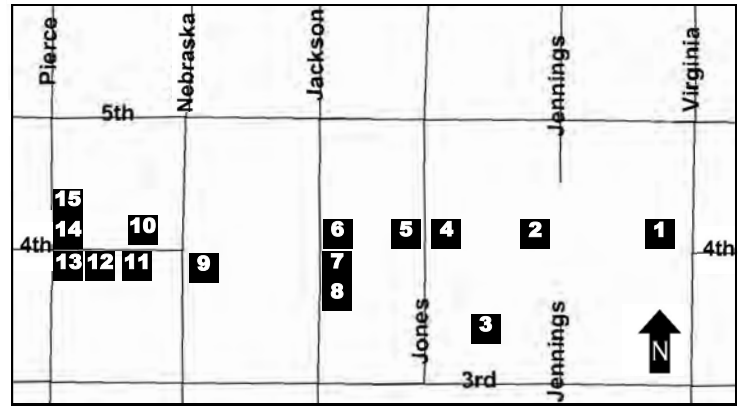
Pioneer real estate developer Samuel Casady hired a local brick layer to design and build Casady's Hall. One of Sioux City's first brick buildings, the 1859 structure was originally two stories with a peaked roof; it was later divided with an additional story and façade added to the portion on the right. Casady's Hall functioned as a temporary courthouse, a military hospital, a city reception hall, a temporary mortuary, a town meeting hall, a school and a business building. It was the site of several well-publicized police raids during the 1920s and 1930s, when it housed a number of illicit drinking and gambling establishments. The western portion of the building was demolished in 1974 followed by the eastern portion in the late 1980s.



North side of 4th Street between Jennings and Jones Streets (815-817 4th Street)

Lexington Block, c.1890

Sioux City architect Charles P. Brown designed the building in the Italianate and Greek Revival architectural styles featuring arched windows on the 4th floor and elaborate foliage patterns on the façade. Like several of the other Boston Investment Company buildings constructed in Sioux City during the late 1880s and early 1890s, it was one of the first to use steel in the construction to accommodate the installation of large storefront windows at street level. Initially occupied by the Dow Clothing Company (1891-95), notable occupants included a print shop (1895-97), the Henry A. Baker Company clothes manufacturing firm (1897-1916), and Max R. Mushkin's clothing store (1917-28). Later, Zimmerman Furniture Company (1933-51), occupied the western half of the building while the Monarch Billiard Parlor (1934-56), operated out of the eastern half of the building. The Sioux City Gospel Mission owned the building (1957-86) until it was razed in 1987 to make way for the Sioux City Convention Center.



Map of Downtown Sioux City
Buildings listed in *italics* are no longer in existence.



Northwest corner of 3rd and Jennings Street

Warfield, Pratt and Howell Warehouse, c.1910

Designed by the Liebke, Nourse and Rasmussen architectural firm, this building is an example of early 20th century commercial architecture featuring the horizontal lines and geometric patterns characteristic of the Prairie School style of architecture. The 1906 warehouse housed several wholesale grocery firms including original owners Warfield, Pratt and Howell, Pratt-Mallory Company (1926-39), Kaplan Wholesale Grocery (1939-49). From 1950 to 1962, the Younkers Corporation used the building to supply their Sioux City stores, while Pierce Van Lines owned it from 1964 to 1997. The building was remodeled into office space and condos in 2010 and renamed the United Center.



North-east corner of 4th and Jones Street

Chicago House Hotel, 1923

In 1867 the first Chicago House opened at this location only to later burn and be rebuilt in 1881. To compete with the influx of fine downtown hotels, the above 150-room structure was built in 1905. An example of the Beaux Arts architectural style, its most notable feature was the heavy quoins (projecting stones) used to accentuate the windows and the corners of the building. Opening in 1906, it was lauded as one of Sioux City's finest hotels. The Lessenich family operated the hotel until 1936 when it became part of a national chain and was later officially renamed the Milner Hotel. In 1956 the new owners changed its name back to the Chicago House; which it was known as until its demolition in 1979.

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Northwest corner of 4th and Jones Street

Peavey Grand Opera House, c.1890

During the mid-1880s a group of local businessmen led by Arthur S. Garretson, James E. Booge, James F. Peavey and William L. Joy began a movement to construct a building that could house the Chamber of Commerce and a theater. Construction began in 1887 and was completed the following year. Sioux City architect James W. Martin designed the Second Empire structure featuring a French Mansard roof, arched windows and elaborate sculpture work on the façade. Famed theater designer Oscar Cobb of Chicago designed the ornate interior of the theater. It was named in honor of Frank H. Peavey, a Minneapolis-based grain tycoon and former Sioux City resident, who was the largest non-local contributor to the project. The 1,300-seat theater was formally dedicated with a live performance of *The Gypsy Baron* on September 24, 1888. Performances from stars like Edwin Booth, Lawrence Barrett, Maude Adams, Sarah Bernhardt and Joe Jefferson, made it Sioux City's premiere theater. After it closed as a theater in 1920, the front of the building became a hotel and café, while the once elaborate stage became an auto garage. It burned down on November 5, 1931.

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Northeast corner of 4th and Jackson Street

Metropolitan Block, c.1890

Completed in 1889, this six-story building was Sioux City's first "skyscraper" and boasted the town's first passenger elevator. Designed by Sioux City architect Charles P. Brown, its Richardsonian Romanesque architectural style featured arched windows, ornate foliage patterns and a prominent rounded southwest corner. Sioux City contractor Narcisse Desparois financed and built the structure, which originally housed the National Bank of Sioux City and the various interests of famed real estate developer and promoter Daniel T. Hedges. They vacated the building after the financial collapse known as the Panic of 1893. In 1894, the Fagley and Pinkerton Clothing Company of St. Paul, Minnesota occupied the first floor and eventually purchased the building. The Fagley Company was purchased by the E&W (Ennega & Walker) Clothing Company of Freeport, Illinois. They operated the building until 1954. Citing structural concerns and tax reasons, the new owners removed the building's top three floors in 1955. The remaining three floors were demolished in 1970 to make way for a new Hilton Hotel.

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Southwest corner of 4th and Jackson Street

Massachusetts Block, c.1890

The largest of the buildings constructed by the Boston Investment Company during the early 1890s, the six-story Massachusetts Block was designed by prolific local architect Charles P. Brown. The Richardsonian Romanesque-style structure featured arched 4th story windows and heavy stone construction. Like the other Boston Investment Company buildings, the Massachusetts Block contained steel columns, which allowed for large storefront windows on the first and second floors. The building's primary occupant was the Pelletier Department Store. On the evening of December 23, 1904, a fire broke out when a young employee accidentally ignited paper and cotton Christmas decorations while lighting a gas-powered steam engine used to operate mechanical toys. The fire quickly engulfed the building and spread to neighboring buildings along the south side of 4th Street. Though the fire only claimed one life, 2-½ city blocks between Jones Street and Pierce Street were destroyed, making the Pelletier fire the most destructive in Sioux City history.

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Southwest corner of 4th and Jackson Street

Badgerow Building, 1937

Constructed between 1930 and 1933, the Badgerow Building was Sioux City's largest and finest office building for several decades. Local architect Knute E. Westerlind designed the building, which features Art Deco motifs in the form of stylized Indian heads along the cornice and elaborate geometric patterns around the second floor windows. Local businessmen Egbert M. Badgerow, Herman Galinsky and Albert M. Seff financed its construction at a cost of \$1 million. The building was named in honor of Egbert's father, Gordon R. Badgerow, who came to Sioux City in 1876 and was a prominent real estate developer for many years. The Badgerow Building was listed on the National Register of Historic Places in 1983 and was named one of Iowa's top 100 buildings of the 20th century by the Association of Architects, Iowa Chapter in 2004.



Southeast corner of 4th and Nebraska Street

Bolton/Commercial Block, c.1890

Though two separate buildings, Bolton Block (left) and Commercial Block (right) were so similar in size and design they became known as the Bolton/Commercial Block. Built in 1889 in the Romanesque style, the buildings were destroyed in The Pelletier Fire of 1904. Today, the modern Ho-Chunk Centre (formerly known as the Terra Centre) stands on the site.



South side of the street between Nebraska and Pierce Streets (514-520 4th Street)

Gilman Block, 1910

The original Gilman Block, constructed by early local real estate developer Daniel T. Gilman in the 1880s, was destroyed in the Pelletier Fire of 1904. His son, W. Stewart, also a prominent developer, constructed a new Gilman Block on the site in 1905. Designed in the Beaux Arts style featuring the characteristic quoins around the windows and on the building's corners, its original occupants were the Orkin Brothers clothing store (1905-22), Orkin & Levitt wholesale dry goods company (1905-13), and Dow Clothing Company (1905-10). The Aalfs paint and glass company (1919-23) and Sioux City's first Montgomery Ward store (1930-34) were among the various occupants. It was razed in 1973 to make way for the a new Toy National Bank.



North side of the street between Nebraska and Pierce Streets (515-521 4th Street)

Fishgall's/S.S. Kresge Dime Store (formerly T.S. Martin Department Store, 1894-1919), 1943

In 1880 Thomas S. Martin opened his first dry goods store with his younger brother, James, and George E. Westcott. The T.S. Martin Company had several stores in downtown. In 1885 Martin built a new structure at 515-517 4th Street and leased out the space. In 1894 Martin purchased two adjoining buildings (both dating from 1885 as well) and hired local architect William McLaughlin to design a unifying storefront. Then Martin leased the 521 4th Street location and moved his store into 515-519 4th Street. In 1901 an annex was built facing Nebraska Street. In 1904 Martin's store expanded into the 521 4th Street building. Again desiring a unified storefront, he hired William L. Steele to design a new façade in 1910. The Prairie School design featured bright white terra cotta and long bands of decorative terra cotta foliage and geometric patterns. T.S. Martin died in 1915; his store made its final move to the northeast corner of 4th and Nebraska Streets in 1919. Since then, the 1885 buildings have housed several stores: Hyman Fishgall's women's clothing store at the 521 location (1923-92), and the S.S. Kresge dime store (1926-56), Whitney's Women's Clothing (1957-70) and Karlton's Clothiers (1973-present) in the 515-517 buildings. The entire structure, including the 409-411 Nebraska Street annex, was placed on the National Register of Historic Places in 1998.



South side of the street between Nebraska and Pierce Streets (504-512 4th Street)

H&H Building/Schulein Building/Purslow Block, c.1910

Built in 1905 following the Pelletier Fire, the H&H and Schulein Buildings were designed by Sioux City architect William L. Steele. The H&H (Harstad & Halseth) Shoe Company building featured ornate terra cotta details along the cornice reminiscent of the work of Steele's mentor, famed Chicago architect Louis Sullivan. After H&H closed in 1961, occupants included Mazie's Women's Apparel (1941-60) and the Fourth Street Café (1965-1984). Schulein's shoe store (1906-39) was designed in the Prairie School style using alternating layers of bricks to give a horizontal thrust along the cornice. The adjoining Purslow Block (the narrow building on the right) had a very similar style and may have been Steele's work as well. Lipman Weinberg's Fantles clothing store (1916-84) expanded into the Schulein Building in the 1950s. All three buildings were demolished in 2003 to create Central Bank's parking lot.



Southeast corner of 4th and Pierce Streets

Katz Drug Store, c.1945

The Katz Drug Store was constructed in 1936 on the site of the former Northwestern Nation Bank/Sioux National Bank. A smaller and simpler building than its predecessor, the drug store was made of brick with an angled northwest corner and Art Deco-inspired lines and patterns along the cornice. Katz Drug Store occupied the building from 1936 to 1960, followed by the Key Drug Store (1961-74), World Radio Electronics (1975-83), the W.C. Frank fast food and arcade (1984-90), and Little Chicago Deli (1992-2005).

“Middle” Fourth Street

As one of Sioux City's early downtown business districts, 4th Street has contained an array of impressive architecture. Nevertheless, the appearance and function of 4th Street from Virginia Street to Pierce Street has changed dramatically since the late 1960s with the addition of a pedestrian mall, parking ramps and paved lots. Today, the architecture along the street runs the gamut from historic older structures like the Badgerow Building and Martin Hotel to some of Sioux City's more interesting modern buildings such as the Ho-Chunk Centre and Convention Center.