

# THE FRANCES NEWSLETTER

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Frances, L.L.C.

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## Presidents Message

It is time for a reminder on our free broadband wireless internet. It's fast, it's easy and you'll never know that you're not connected to a hardwire internet connection. Call the office and find out how easy it is to get started and enjoy free, fast internet service.

## Bob's Corner

Lots of construction projects underway as one current tenant expands his office and another will move from 2<sup>nd</sup> to third floor. At the same time we are in the process of remodeling suites 331 and 441 for future tenants. We get many requests for one room offices and now we will have them ready to occupy – move-in condition. Refer someone & earn your free parking space for a year. (Call office for details)

### Rent Referral = Free Parking Space for a year

We have several spaces for storage available and the following OFFICE SPACE for lease: Suite 238–1096 sq ft, Suite 341–272, Suite 400–1900, Suite 433–1977, Suite 441–272, and Suite 620–640 Sq ft. Call office for details

## About our Tenants

505 Fifth Street has been the location of the Sedgwick-Brennan Abstract Company for sixteen years, beginning in May of 1990. The company is the successor to the C.C. Sedgwick Abstract Company, which was established in June of 1862 for the purpose of providing real estate title evidence on land in Woodbury County.

Phil Brennan began his employment with the company in 1931, while attending high school as an office clerk and driver for his neighbors on Jackson Street, Mr. and Mrs. Sedgwick. After serving in the Air Force during World War II, Phil returned to Sioux City and continued with the company learning the abstracting profession and becoming a manager. The company was acquired from the Sedgwick family in 1957 and the name was changed

to its current title. Phil's history with the company lasted for fifty-four years until his passing in 1985.

Tom Brennan started working for the company on a part time basis in 1963 while attending high school, also as an office clerk and became an abstracter over the years.



Tom says, "We have been very fortunate having employees that have remained with the company for longer than usual periods of time. The average number of years employed for the current eight employees is over thirteen years. When you work with people for that period of time it's easy to think of them as family and it makes for a very enjoyable work environment."



*Tom Brennan, President and staff  
Kathy Rosno, Jennifer Lander, Shirley Mattes, V. Pres.,  
Becky Bliven and Deb Singer  
Seated in Front, Frances Dawson and Tracy Welch  
Phil Brennan is remembered in the picture on the wall.*

Tom continues, "The C.C. Sedgwick Abstract Company was the first tenant in the newly constructed Trimble Block, which is known today as the Security National Bank Building. The company moved to the Orpheum Electric Building in May of 1975 and relocated to the current address in 1990.

Abstractors, are by their very nature interested in the history that the examination of each parcel of real estate reveals and the office site at 507 5<sup>th</sup> is of no exception.

The Frances Building was completed in 1916 and I was surprised to learn from my research that the first tenant was The Sioux City Stationery Company until the early 20s. From then on into the early fifties followed a succession of restaurants managed by several tenants under various names.

From the early 50s until the early eighties 507 Fifth Street provided the location of Dr. Sidney Bergen's Frances Shoes which was followed by Frank O'Rear's Genelli Portrait Studio".

Tom Brennan also said, "We have considered ourselves very fortunate to be a tenant in the Frances Building and to have a street level location for the abstract company these past sixteen years. We are also thankful for the various owners who have continued to maintain the building as a quality business location for the past ninety years."