

McKENNAN HISTORIC DISTRICT EXPANSION

A SURVEY OF
HOMES IN THE
McKENNAN PARK
NEIGHBORHOOD

RICHARD JENSEN

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**A SURVEY OF
HOMES IN THE
McKENNAN PARK
NEIGHBORHOOD**

PREPARED FOR
THE BOARD OF
HISTORIC
PRESERVATION,
CITY OF
SIOUX FALLS,
MINNEHAHA
COUNTY,
SOUTH DAKOTA

PREPARED BY
**DAKOTA
PRESERVATION**
RICHARD
JENSEN
JUNE 29, 2023



STATE HISTORICAL SOCIETY
DEPARTMENT OF EDUCATION

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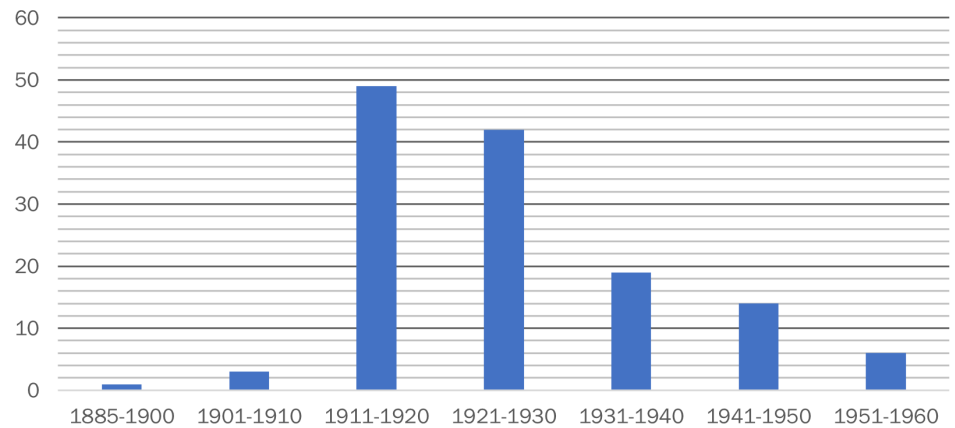
25 SURVEY RESULTS

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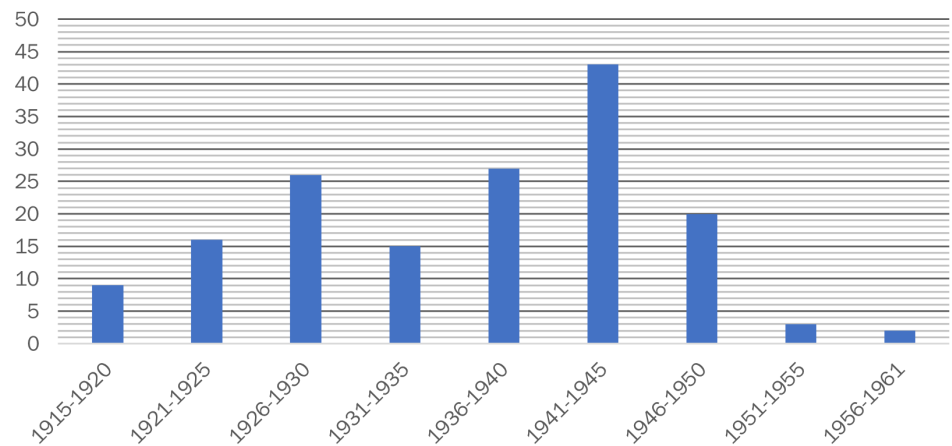


1 INTRODUCTION

1 NEW HOME CONSTRUCTION, McKENNAN DISTRICT



3 NEW HOME CONSTRUCTION, BAKER ADDITION



2 MCKENNAN DISTRICT BUILDOUT

YEAR	PERCENTAGE
1900	0.7%
1910	2.9%
1920	39.0%
1930	69.9%
1940	83.8%
1950	94.1%
1960	98.5%

PROJECT DETAILS

Name McKennan Historic District Expansion

Description A resurvey of properties within the current boundaries of the McKennan Historic District as well as surveys of all properties between 21st Street and 26th Street and between 4th Avenue and 7th Avenue that are not already within the district and all properties between 4th Avenue and 7th Avenue and 19th Street and 21st Street which are not already within the McKennan Historic District or the All Saints Historic District.

Location

County Minnehaha

City Sioux Falls

USGS Quadrangle Sioux Falls East

Area Approx. 108 acres

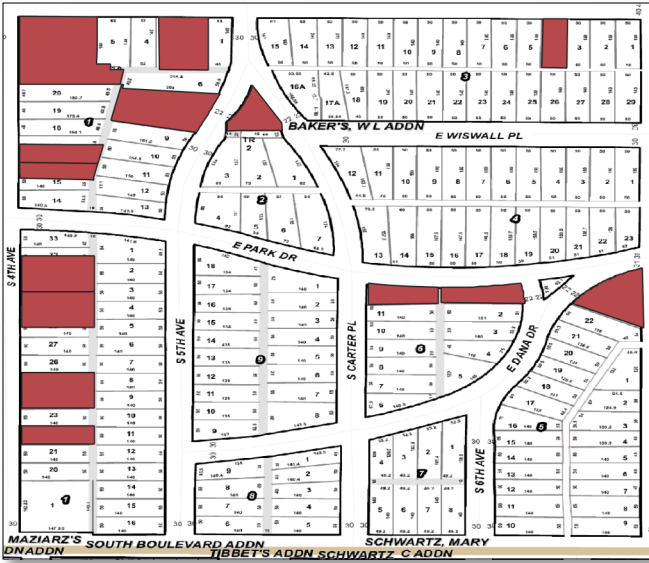
Time Frame October 2022 to May 2023

Personnel Richard Jensen, preservation consultant

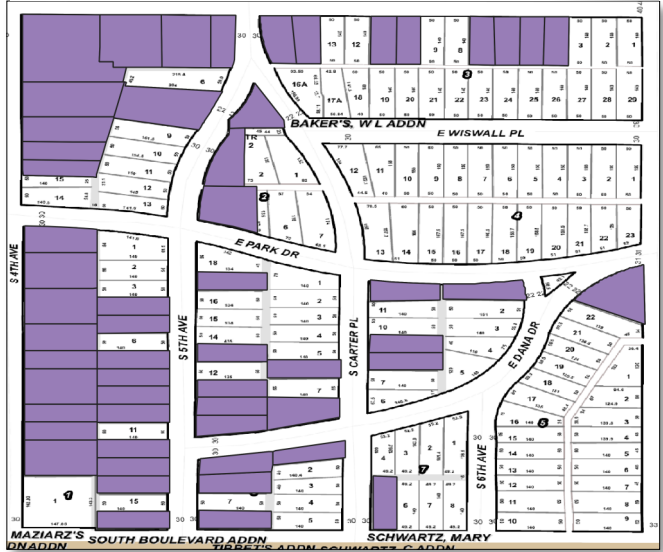
Documentation DVD-ROMs containing all data furnished to SHPO and city of Sioux Falls. Printed survey reports furnished to SHPO and city of Sioux Falls. Individual property information entered into SHPO database. This information is also stored in the Dakota Preservation database, along with supplementary demographic and architectural information.

SETTING

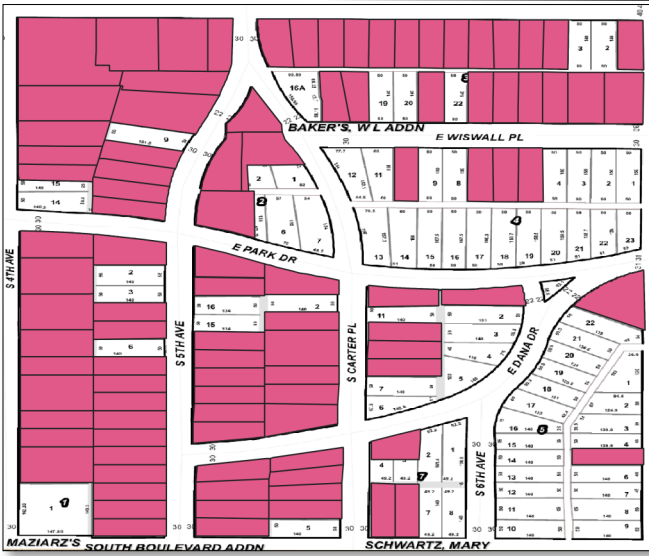
4 BAKER ADDITION: 1920



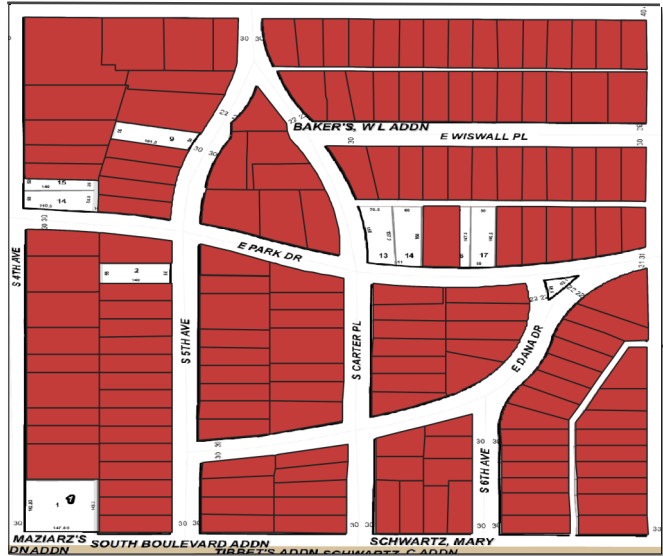
5 BAKER ADDITION: 1930



6 BAKER ADDITION: 1930



7 BAKER ADDITION: 1940



Survey area land use is predominantly residential, with a roughly 19 acre park centrally located. The W.L. Baker Addition, which forms the major component of this expansion project, was originally the Minnehaha Country Club, a nine-hole course situated on SW quarter of the SE quarter of Section 21 in the Sioux Falls township.

The Minnehaha Country Club purchased land at its current location in 1913, and after the new course was completed, the current course was sold to W.L. Baker, a banker and prominent citizen. Baker platted the addition according to the Garden City planning aesthetic then in vogue, and the Baker Addition represents the first realization of this style within Sioux Falls.

The oldest structure in the McKennan Historic District is the Lien-Hollister house, located at 221 E 21st Street and constructed in 1885. From that early date, there is a 23 year gap to the next oldest house, 324 E 21st, constructed in 1908.

8 BAKER ADDITION BUILDOUT

YEAR	PERCENTAGE
1920	5.6%
1925	15.5%
1930	31.7%
1935	41.0%
1940	57.8%
1945	84.5%
1950	96.9%
1955	98.8%
1961	100.0%

In the original McKennan district, 50 of 143 properties were constructed between 1910 and 1920 and 42 properties were constructed between 1921 and 1930. By 1940, 121 properties, or about 85% of the properties in the district had been constructed.

The Baker Addition was largely built out after the McKennan Historic District. In 1920, there were only 9 homes in the addition, but that number had jumped to 51 by 1930, and reached 93 by 1940. By 1950, all but five of the properties in the addition had been constructed.

This expansion survey also included a small portion of the Boulevard Addition. There are 37 properties in this section of the survey. These properties were constructed between 1905 and 1977. Of the 37 properties, 20 were constructed between 1905 and 1920. Another ten were constructed by 1930 and 33 of 37, or about 89% of the properties in this section, were constructed by 1940.

SURVEY METHODOLOGY

PERSONNEL

All aspects of this survey were performed by Richard Jensen. Richard has a bachelor's degree in art with an emphasis on art history from South Dakota State University along with 23 years of experience in historic preservation. Past efforts include preparing or assisting with National Register nominations for four properties, one district and the extension of another district. Richard has also prepared or assisted in the preparation of twelve applications for historic preservation tax incentives. In 2019, Richard was hired by the city of Sioux Falls to document the history of the municipal power department and physical plant.

DATES

Properties were surveyed on foot between October 2022 and May 2023. Photographic documentation was performed in May 2023. The final report was presented to the Sioux Falls Board of Historic Preservation (BOHP) on _____. The neighborhood meeting was held on _____ at _____.

OBJECTIVES

- 1** Perform a reconnaissance level survey of resources in the McKennan Historic District Expansion boundaries in conformance with the guidance of the Board and the *South Dakota Historic Resource Survey Manual*
- 2** Research legal records and other documents for properties including City, county, and SHPO records.
- 3** Document the historical contexts of the survey area's development relevant to the South Dakota Historic Contexts listing.
- 4** Document historically significant events, people, or other known significant associations to each structure.
- 5** Document the age, architectural style and form, historically significant architectural characteristics of each structure, and character-defining features of the neighborhood as a whole.
- 6** Document known physical alterations and modifications to each structure.
- 7** Document the current physical state by means of digital photographs. A minimum of two photographs per structure will be taken.
- 8** Complete the South Dakota Historic Sites Inventory Form for each structure.
- 9** Submit the Historic Sites Inventory Form to SHPO with their

coordination via the approved electronic process.

- 10** Make a recommendation in the survey report of areas that should be considered for an intensive-level survey and/or nominated to the National Register of Historic Places as a historic district. Individual properties should be identified as potentially contributing or non-contributing with justification.
- 11** Prepare a final survey report upon completion of the survey.
- 12** Present at a neighborhood meeting at the conclusion of the survey process.
- 13** Present final report to the Board of Preservation at a regular meeting.

SOURCES

- ▶ Aerial photography and topographic maps were obtained from the USGS through their EarthExplorer portal.
- ▶ Lot boundaries, structure outlines, legal descriptions, owner information, year of construction, and other GIS data were downloaded from the city of Sioux Falls' GIS portal.
- ▶ Ownership histories, plat information and deed restrictions were obtained from the Minnehaha County Register of Deeds office.
- ▶ Past issues of the *Argus Leader* were accessed through newspapers.com.
- ▶ Homeowner names and occupations were obtained from *Polk City Directories*.

PRINCIPAL REFERENCE WORKS:

- Cultural Resource Analysts, Inc. *Modern Residential Architecture in South Dakota, 1950-1975*. Pierre, S.D.: South Dakota State Historical Society, 2017.
- Dennis, Michelle L. *Post-World War II Architecture in South Dakota*. Pierre, S.D.: South Dakota State Historical Society, 2007.
- Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. Oxford: Oxford University Press, 1985.
- McAlester, Virginia Savage. *A Field Guide to American Houses, Second Edition*. New York: Knopf, 2018
- Rogers, Stephen and Lynda Schwan. *Architectural History in South Dakota*. Pierre, S.D.: South Dakota State Historical Society, 2000
- Stilgoe, John R. *Borderland: Origins of the American Suburb, 1820-1939*. New Haven, CT: Yale University Press, 1988

RESEARCH DESIGN

To obtain a comprehensive picture of the survey area over time, several lines of research were pursued.

The survey area was covered on foot, with photographs taken of individual structures and streetscapes.

A Field Guide to American Houses was the principle source consulted during preparation of individual property descriptions.

Borderland was a significant source of information on the background of the Garden City movement and its influence on the configuration of the Baker Addition.

To place the survey area within local context, further research was required. The *Argus Leader* archive was searched by address, yielding information about residents, architectural history, the advertising used to market homes in the survey area, and other subjects relevant to the survey.

The Minnehaha County Register of Deeds office provided important information about the deed restrictions in the Baker Addition.



2 BACKGROUND

9 COMMON FORMS IN THE BAKER ADDITION

Cross-gabled homes	60
Side-gabled homes	59
End-gabled homes	22
One story homes	18
One-and-a-half story homes	76
Two story homes	20

DESIGN

FORM

This survey covers a broad period of domestic design, beginning with the turn of the century and concluding in 1961. During this period, three major house forms were used.

The first, a 'four-square' was a typically two or two-and-a-half story structure with a broadly symmetric façade, and space usage which consisted of entertainment areas, typically a hall and a formal living room to the forefront of the main floor, with dining room and kitchen located to the rear. Bedrooms were located on the second floor, and occasionally, in finished attic space as well. The overall plan was typically square or nearly so, and a full width front porch was common. To this basic form, any of a number of different styles could be applied. Most often, the styles were Revivalist, with Queen Anne being a popular choice. The four-square form fell out of favor after World War I, although there are examples in this survey area from as late as the 1920s.

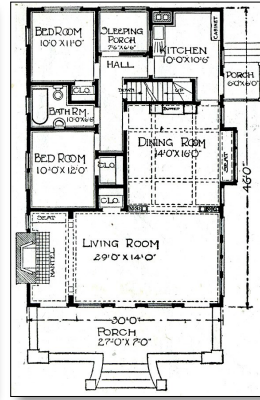
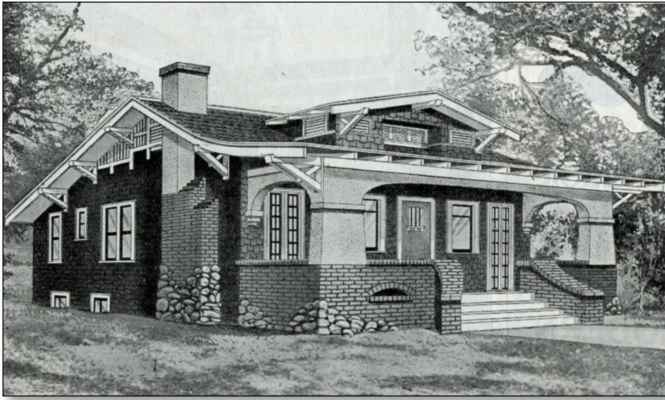
The second form is the one-and-a-half story 'cross-gabled' house. These houses were typically smaller and had a less formal division of entertainment spaces on the main floor. The main floor typically had at least one bedroom, and additional bedrooms were found on the attic level. These homes typically presented a cross-gable façade because this configuration increased the amount of habitable space in the attic. Another common feature is a shed dormer on the back elevation of the house which typically stretched at least three-quarters of the overall length of the house. Although shed dormers of this size were eminently practical, they did not fit well into the architectural vogue, and were thus generally avoided on the street-facing side of the house.

Finally, beginning in the 1940s, the 'Ranch' form begins to appear. Although the style has been denominated 'Ranch' for decades, and is ostensibly based on southwestern ranch homes, especially as popularized in Cliff May's 1946 *Western Ranch Houses*, its roots are ultimately derived from the Midwest, and especially the work of Frank Lloyd Wright. Indeed, 1617 E Dana Drive was constructed in 1946, and already bears the hallmarks of the ranch form. Ranch homes are almost universally single story structures, although there are isolated examples which have small occupied attic areas. Their plans are broadly rectangular, and their facades are highly asymmetric. Ranch homes embody Louis Sullivan's dictum that 'form ever follows function.' The layout of the ranch façade is dictated by the use of the spaces beyond. Where previous styles tended to have largely similar window arrangements for both bedrooms and living room/entertainment spaces, with the ranch form, there is typically no effort made to match either the proportion or spacing of bedroom windows with entertainment room windows. In keeping with the widespread distribution of the automobile, the ranch home garage is typically an integral aspect of the overall design, not a tacked on afterthought.

Among these forms, the one-and-a-half story house merits close consideration. Not only is this the predominant form used within the Baker Addition, it is a form which enjoyed a rather short period of popularity corresponding closely with the principal build-out period for this addition.

A HISTORY OF THE ONE-AND-A-HALF STORY HOME

The one-and-a-half story home has its earliest roots in the frame farmhouses constructed principally in the Midwest by settlers and

10 SEARS MODERN HOME NO. 264P234**11 GORDON VAN TINE 'READY-CUT HOME' NO. 573**

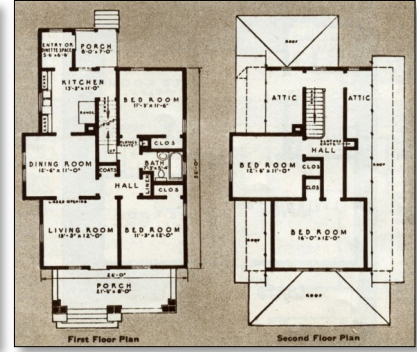
homesteaders who had achieved sufficient success to afford the construction of a frame house of more than one story, but who stopped short of building a full two-story structure.

These homes were typically gabled and ell-shaped in plan, leading, ultimately, to another common form seen in this addition, the cross-gabled house.

The ultimate roots for this form is the Greek Revival style, which, stripped of stylistic ornamentation, became a simple end-gabled house, perhaps with a porch at the front. The addition of a setback wing with at least one side gable was often necessary to provide sufficient space for a typical family. To simplify construction, these structures rarely had central bearing walls, thus rafters and floor joists needed to provide a clear span between the exterior walls. In turn, this dictated a maximum width for any section of the house based on the dimensions and bearing strength of available lumber. Thus, the ell-shape emerged as a logical means to accommodate the full space requirements without constructing a house that would be excessively long in any direction. Often, the space between the wings of the ell was then filled in with a porch.

Because second story space was almost universally reserved for sleeping quarters, and thus rarely occupied during waking hours, homeowners were often willing to sacrifice some headroom on the second story in order to lower the overall cost of construction. Especially during a period where indoor plumbing was rare enough in town and urban environments and almost non-existent on the farms where one-and-a-half story homes first became popular, sleeping quarters were a very low priority, with priority of place rarely given even to the room occupied by the homeowner and his wife.

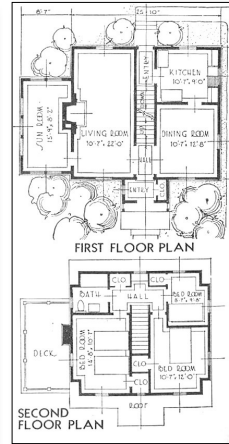
The one-and-a-half story form began to emerge early in the 20th Century

12 GORDON VAN TINE, 1929, "THE REYNOLDS"**13 1705 S. 5TH AVENUE**

as a means of providing additional space in Craftsman and especially Bungalow style homes. These forms had appeared alongside the dominant 'four-square' form as a lower-priced entry for families looking to buy their first home.

These early examples of 'starter homes' were constructed with a close view to costs that had to be balanced against features desirable to homebuyers.

The main floor footprint for these starter homes, sufficient for a family as currently constituted, often lacked 'room to grow.' The use of concrete blocks in basement construction was just coming into its own at this point, and the regular use of poured concrete was still a few decades away, thus basement walls, where basements were provided, tended to be constructed from local stone laid in a rubble bond. These walls were not particularly effective at keeping moisture out of the space, compounding this, the basement often had a dirt floor. Additionally, the foundation typically had little clearance above the adjacent ground, meaning that if there were windows, they tended to be narrow and short. This space was relegated to utility purposes, and expansion of family living quarters in this direction was

14 SEARS HONOR-BILT HOME, 1936, "CHATHAM"**15 501 E. DANA DR.**

almost unheard of.

In the first decades of the 20th Century, expansion of living space either meant going out or up, and where builders provided attic space which was framed out in such a way that it could be finished at a later date, this added value to the house without significantly adding cost to the construction.

The development of the one-and-a-half story home in the Baker Addition can be compared with national and regional trends as seen in the plans and drawings provided by businesses which offered 'mail order houses,' structures in which pre-cut lumber and other construction materials were provided along with detailed plans and instructions.

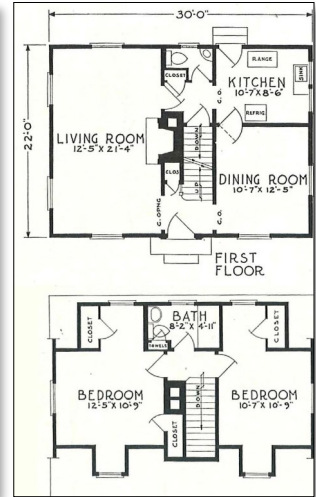
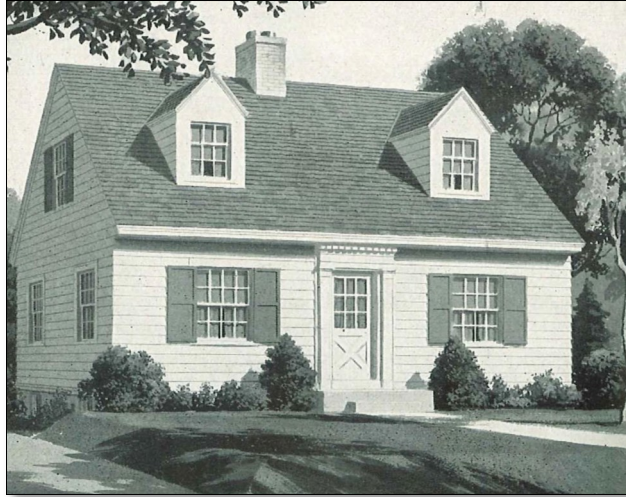
STYLE

In the W.L. Baker Addition, which is where this survey concentrates, there are a variety of styles in use. The most common type is *Minimal Traditional*. This style, which is not in the list of styles provided by the National Park Service, is described by Virginia McAlester in *A Field Guide to American Houses*. The Minimal Traditional house is typically a smaller home, where the construction budget limited the amount of decorative elements that could be applied.

In form, Minimal Traditional homes are most often cross-gabled one-and-a-half-story structures. They will frequently have shiplap siding, with

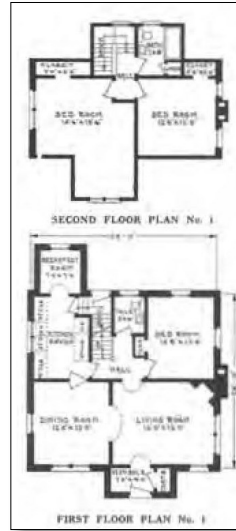
**16 PRINCIPAL STYLES
IN BAKER ADDITION
SURVEY AREA**

Bungalow/Craftsman	6
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Ranch	10
Tudor Revival	14

17 GORDON VAN TINE, 1941, "THE TARRYTOWN"**18 1501 S. 5TH AVENUE**

occasional use of brick accents. The term 'traditional' refers to the use of traditional windows, such as double-hung units, as opposed to more modern casements, and to traditional siding, such as shiplap, and a traditionally steep pitched roof (which also provided livable attic space). The point of contrast for Minimal Traditional houses is not the various Revival styles, but Modern, International, or Prairie School houses, which would often have casement windows, stucco, brick, or random course ashlar stone siding, and shallow pitched or flat roofs.

After Minimal Traditional, the next most common style in the Baker Addition survey area is Colonial Revival. These houses come in two basic varieties. The first is the typical Colonial Revival, which features an end-gabled roof and either two or two-and-a-half story construction. The façade is rigidly symmetric, almost always with a centrally placed entry and vertically aligned windows. The second variation, 'Cape Cod,' is a one-and-a-

19 ALADDIN COMPANY 1938, "OTTAWA"**20 1612 E. DANA DR.**

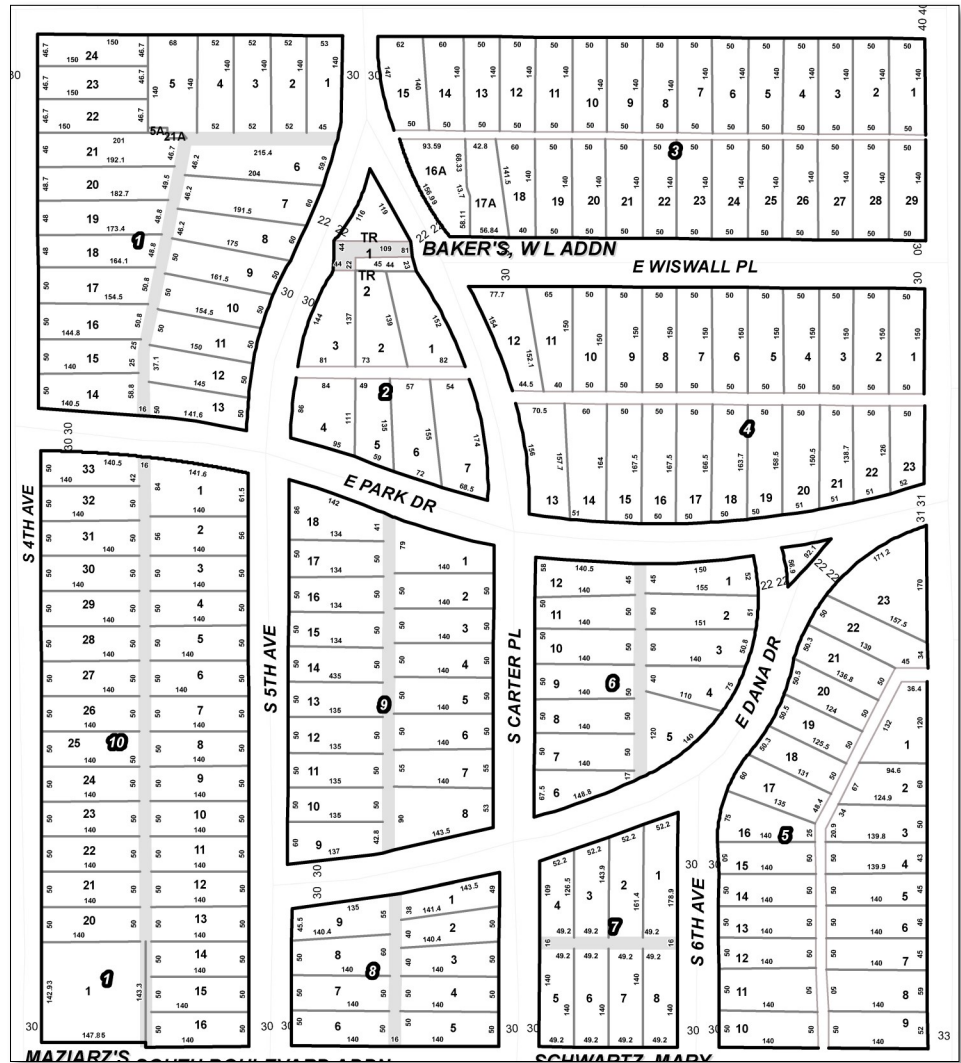
half story form with a rigidly symmetric façade. In this style, the windows on the first floor are aligned with gabled dormers in the roof.

Of the various revival styles that were popular in the first half of the 20th Century, Colonial Revival proved to have the longest life in the postwar period dominated by ranch forms. In one guise or another, these styles and forms continue to be built.

The Tudor Revival style is also found in the Baker Addition survey area. This style is especially well-suited to the cross-gabled one-and-a-half story form. Tudor Revival homes in the survey area range from rather lightly detailed examples which are identifiable through the use of stucco and decorative buttresses, up to elaborate instances of the style which feature half-timbering, intricate brickwork, and ornate chimney designs.

Another style with multiple examples in the survey area is Craftsman/Bungalow, where Craftsman can refer either to a form or to stylistic elements applied to another form (such as the four square), and where Bungalow refers exclusively to form.

21 W.L. BAKER'S ADDITION



HISTORY

The history for the McKennan History District has been well documented in earlier nomination forms. Therefore, this section concentrates on the history of W.L. Baker's Addition, which contains 166 properties, 133 of which are not currently included in the boundary of the McKennan Historic District.

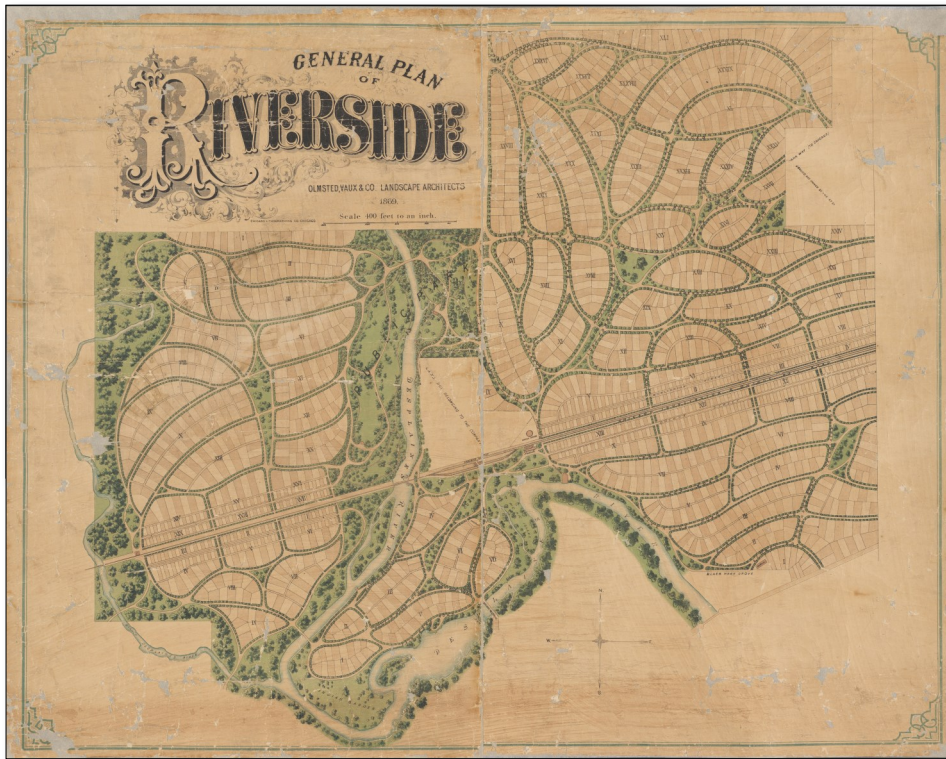
W.L. BAKER

This addition is named after William L. Baker, a prominent citizen in Sioux Falls.

Baker was born in 1860 in Nelson, New York. He attended the University of Rochester, graduating in 1885. The following year he moved to Sioux Falls briefly, before moving to Chicago. In 1889 he returned to Sioux Falls permanently, taking a job with the Minnehaha National Bank. Baker married Sarah Wiswall in Chicago in 1890, and the couple would have four children, three daughters and a son.

Baker rapidly advanced at Minnehaha National Bank, eventually becoming president in _____. Baker was also a prominent member of the Minnehaha Country Club, which was originally located on land that became the Baker Addition.

22 RIVERSIDE, ILLINOIS



The Bakers were a prominent Sioux Falls family, and so closely associated with the Minnehaha National Bank (later First National Bank and Trust of Sioux Falls), that for years the institution was colloquially known as ‘the Baker bank’.

W.L. Baker passed away on June 17, 1939.

W.L. BAKER'S ADDITION

The Baker Addition sits on 40 acres corresponding to the southwest quarter of the southeast quarter of section 21, in the Sioux Falls township. It was originally the location of the Minnehaha Country Club.

This first iteration of the Minnehaha Country Club was only a nine hole affair, and even as early as 1913, it was apparent that the course could not be expanded in its current location. A variety of parcels around the perimeter of the city were considered, before the club selected a parcel owned by E.A. Sherman, one of the club’s leaders, west of Kiwanis Avenue.

W.L. Baker bought the old golf course property once the new course was completed, and immediately divided it into a subdivision that followed the Garden City aesthetic which was then the preferred method for laying out residential districts. The Baker addition also included deed restrictions, which required new construction with a minimum value of \$4,000. Other restrictions limited buildings to single-family homes and garages and required a minimum 40 foot setback from the street. The original deed restrictions expired in 1940.

THE GARDEN CITY MOVEMENT

The roots of the W.L. Baker Addition configuration can be traced to Llewellyn Park located northwest of Newark, New Jersey between the town of Orange and West Orange.

Here Llewellyn S. Haskell, a merchant who owned land at the top of

Orange Mountain, decided to carve out a portion of it as a residential development for New York City's well-heeled. The time was right for a neighborhood like Llewellyn Park; railroads had not only shortened travel time across continental distances, they had increased the commuting distance from city centers for anyone who could afford two tickets per day. Although Llewellyn Park was—and remains—a rather exclusive (and private) enclave, the basic principles could be adapted for families with a wide range of incomes.

In 1856 he and several other partners hired Alexander Jackson Davis, a noted residential architect, to configure what would be known as Llewellyn Park.

Davis had published, in 1837, *Rural Residences*, believed to be the country's first 'pattern book' of house plans, complete with a summary of necessary materials, cost estimates and construction methods. While his book likely appealed to individuals with more limited means, he also found employment designing mansions for the nation's rapidly growing class of wealthy industrialists.

In Llewellyn Park, Davis dispensed with the gridiron street plan which had been part and parcel of urban planning in the United States almost from the beginning. His roads, which were rather narrow, followed the contours of the land. Tulip Avenue and Park Way, for example, closely follow either side of a narrow valley.

This was the first time that curvilinear streets had been incorporated into the *plan* of a development. Previous deviations from gridwork had been either arbitrary or based on much earlier trails going back perhaps to Native American paths which themselves might have been derived from animal tracks.

Ten years later, in 1869, Frederick Law Olmstead and Calvert Vaux were hired by Emery E. Childs to layout the village of Riverside, nine miles west of Chicago's city center. As a reflection of the role that the railroads were beginning to play in urban commuting, Riverside's location was chosen in part because it was the first stop on the Burlington Route outside of Chicago.

While Alexander Jackson Davis had laid out the streets of Llewellyn Park with respect to the natural features on Haskell's property, Olmstead's rationale for using curvilinear streets in Riverside was purely aesthetic. The conventional gridiron was "too stiff and formal," while curved roads suggested "leisure, contemplativeness and happy tranquility."

Llewellyn Park and Riverside were both early examples of restricted developments. Riverside, for example, required that houses maintain a 30 foot minimum setback from the street. Homeowners were also required to maintain gardens.

The Great Chicago Fire of 1871 and the Panic of 1873 impacted the development of Riverside, which was a sizable undertaking to begin with, consisting of hundreds of lots spread out over 1,600 acres. By 1871, the development company had built over nine miles of road and both water and gasworks. 16 miles of storm drains and sewers had been built, 47,000 shrubs and over 41,000 trees had been planted, but only fifty houses had been built. Plans called for the eventual completion of 40 miles of roadways. In fact, the last house in the development was not built until 1959.

When the development company went bankrupt in 1873, this not only slowed development of the Riverside neighborhood, it slowed the adoption of Olmstead's planning principles as well. Occasional developments such as Lawrence Park in Bronxville, New York, and Residence Park in New Rochelle, New York, would incorporate design concepts that Olmstead and

Davis had pioneered, but for the most part, suburban development reverted to the more proven gridiron framework.

Oddly, the concepts which originated in the United States did not become widely accepted until they had been adopted and adapted by a British writer, Ebenezer Howard, who had spent several years in the United States.

Davis and Olmstead did not consider themselves to be founders of a particular movement, and they never gave the design aesthetics of their neighborhoods a name.

However, in Britain, an approach to design that was synthesized not only from developments such as George Cadbury's Bournville, a model village for employees of his family's chocolate factory on the outskirts of Birmingham but from *Looking Backward*, an early science fiction novel written by Edward Bellamy, an American writer and socialist, and the reformist text *Progress and Poverty* written by another American, Henry George.

His concept of a city which would include broad expanses of greenspace within its boundaries, and which would take advantage of advances in transportation to eliminate crowded housing for all income classes. The book was, from start to finish, informed by Howard's conviction that a socialist utopia was attainable.

To-morrow, A Peaceful Path to Real Reform. Howard's explanation of his theories on urban planning, was published in 1898. In 1902, it was republished with the more descriptive title *Garden Cities of To-morrow*.

Howard's politics may not have been especially popular, but his vision of a city abundant in greenspace, not overcrowded, and planned with a long-term view captured the imagination on both sides of the Atlantic. In 1903, British investors began work on Letchworth Garden City just five years after the first edition of Howard's book was published.

The first Garden City development in the United States was Forest Hills Gardens, begun in Queens, New York, in 1908, and unlike prior suburban 'garden' developments, Forest Hills Gardens was intended to provide housing across a wide range of incomes. Unlike other Garden City undertakings, such as the much larger Shaker Heights development near Cleveland Ohio, and the Garden City forerunner, Riverside, Illinois, Forest Hills Gardens was a small development, occupying only 142 acres of the larger Forest Hills section of Queens. Small developments like this hardly met Ebenezer Howard's original conception of a comprehensively planned and independently functioning city, but they did incorporate concepts that Howard had espoused such as integral greenspace, found here in the form of setbacks from the street, and the separation of land use, in that for the first time, lots were sold with restrictions on what could be constructed on them.

W.L. Baker intended for his development to merge aesthetically with the adjacent McKennan Park. It is no coincidence that Park Drive is aligned with the only automobile access to the park.

It is perhaps less in keeping with Baker's original intent, but still noteworthy that the Baker addition displays a wide range of house sizes, ranging from one story 'starter homes' to veritable mansions. Such a variety of housing types within such a small footprint has become increasingly rare, as developers have honed their skills at segregating entire developments into readily identifiable income brackets. Certainly this outcome, even if accidental, represents at least a partial achievement of Ebenezer Howard's Garden City dreams.



4 SURVEY RESULTS

24 CONTRIBUTING PROPERTIES BY SURVEY AREA



breakdown is as follows:

- Original McKennan Historic District before re-survey
 - 114 of 139 properties contributing
- McKennan Historic District after re-survey
 - 112 of 143 properties contributing
- Baker Addition survey
 - 91 of 133 properties contributing
- Boulevard Addition survey
 - 24 of 37 properties contributing

Expansion of the survey boundaries requires expanding the period of significance of the district to 1961, the year that the last historic home was constructed in the survey area.

This expanded district will provide a remarkably diverse collection of residential architecture, covering not only a broad expanse of style and form, but size as well. The district may perhaps be best known for its large houses, but the number of well-designed and compact examples of domestic architecture from the first half of the 20th Century should not be overlooked.

An expanded McKennan Historic District will be a comprehensive index of residential design and urban planning as practiced from 1900 to 1950.



6 PROPERTY DESCRIPTIONS

701 E. 19TH ST

Construction Year	1977
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Split-foyer
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This mirrored duplex consists of a split-foyer form, with single car garages on the lower level.

The thinking during this period of home construction was to isolate 'services' such as garage space and utility rooms on the lower level, with entertainment and living spaces on the upper level. Upper level walkouts onto an elevated backyard were preferred to basement walkouts.

However, changes in tastes have reversed this somewhat. Homeowners now have a preference for main floor garages, to eliminate the need to climb a flight of stairs to pass between primary living areas and the garage.

Configuration of the facade is broadly symmetrical. Each entry is located at the middle of the residence, both laterally and vertically. Entries are recessed slightly and sheltered by an archway that is continuous with the second floor siding. Smaller three unit casement assemblies are roughly centered laterally between the party wall and the entry and stacked one above the other vertically. Outboard from the entries, larger three unit casement assemblies are roughly centered above the garage doors.

As is typical for split-foyer homes of this period, the second floor projects over the lower level.

The second floor is faced in broad slabs of rough-finished redwood. The lower floor is concrete poured into stamped metal forms textured to simulate brick.

OWNER

STADHEIM, TRENT
441 LA LATA PLACE
BUELLTON CA 93427

LEGAL

REALTY CO'S SUB N 75' 1 & LOT 2 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

705 E. 19TH ST

Construction Year	1955
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This hip-roofed duplex ranch has been laid out to fit in an older lot configuration. Where most ranch style homes present their longest axis to the street, here the lot configuration is such that the short axis faces the street.

The duplex units are arranged from front to back, so that the rear unit's only exposure to the street is the main entry, which is located on the east side of the structure. The principal street facade belongs to the front unit, and consists of a recessed entry area, with the entry door facing west. A double-hung window is centered in the facade of the entry recess. In the balance of the facade, a pair of double-hung windows are offset somewhat to the west. Siding may not be original, but appears to be appropriate to the period in terms of size and material.

The foundation is faced in faux stone configured in a random ashlar pattern with a strong horizontal bias.

OWNER

HAASE, SHERRY L & JON
1018 1ST AVE
WAYNE NE 68787

LEGAL

REALTY CO'S SUB LOT 3 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

709 E. 19TH ST

Construction Year	1955
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This hip-roofed ranch has a tuck-under single car garage made possible by the rather significant change in elevation between the street level and the middle of the block.

As with 705/707, this house is oriented counter to the typical ranch home, with its short axis facing the street to accommodate lot configuration in this development.

A wing on the east side of the facade houses the garage on the lower level, with a group of three double-hung windows centered above it. The balance of the facade includes the main entry, located some distance out from the intersection of the wing and the house proper, and there is a double-hung window roughly centered between main entry and the west corner of the facade.

The lower-level/foundation is faced in stucco. The main floor has lap siding between the foundation and the lower window line. Above this, the facade is stuccoed.

OWNER

MASANNAT, FARES
7641 S ROSE CREST TRAIL
SIOUX FALLS SD 57108

LEGAL

REALTY CO'S SUB LOT 4 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

713 E. 19TH ST

Preliminary NRHP Status **Contributing**

Historic Function

Current Function

Style

**LATE 19TH & EARLY 20TH CENTURY AMERICAN
MOVEMENTS / Bungalow/Craftsman**

Building Materials

Foundation

Walls

Roof

DESCRIPTION

The city of Sioux Falls does not have a construction date for this end-gabled bungalow. While it fits into the historic character of the neighborhood, it was almost certainly moved onto the site.

Aerial photographs from 1958 appear to show a vacant lot, and the foundation for the structure was poured using forms which were not seen in Sioux Falls until the 1950s. While it is possible that the original foundation was replaced, the combination of documentary photography and the foundation lead to a reasonable conclusion that the structure was moved on site.

The structure is a simple end-gabled bungalow, with a facade dominated by a projecting porch with six double-hung windows running the full length. The entry is on the west elevation of the porch. Siding appears to be the original narrow shiplap with shakes in the gable end. Small decorative brackets are located at the eaves and ridgeline of both gables.

OWNER

FLEMING, DEBRA

713 E 19TH ST

SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 5 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

715 E. 19TH ST

Construction Year	1924
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled Craftsman with a one-and-a-half story facade appears to be roughly the same age as 713 E 19th. However, this property was built on-site.

The facade is asymmetrical. A gabled porch is located to the east, with the main entry located at the west side of the porch, with a double-hung window roughly centered in the balance of the facade between the entry and the east corner. The main entry is offset somewhat to the east of center. West of the porch, a double-hung window is located off-center to the west. A rectangular window is centered under the ridgeline in the attic.

The porch columns, trim, and decorative brackets all appear to be original to the building; however, the building has been re-sided in vinyl.

OWNER

HANSEN, KIMBERLY K
715 E 19TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 6 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1602 S. 1ST AVE

Construction Year	1949
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

NOTES

House was constructed outside the original period of significance. However, a resurvey which incorporates the W.L. Baker Addition should expand the period of significance to include this house.

DESCRIPTION

This home is a very late example of the Tudor Revival.

The facade is one-and-a-half stories supporting a small finished attic space. As is typical for late examples of this style, the first floor facade is largely symmetrical, with gabled extensions adding visual interest to the roof.

The main entry is located in a projection which has been faced in stucco trimmed to resemble dressed stone. To the north, a gable projection extends the facade outward some distance from the facade south of the entry. In this northern section, a large double-hung window is roughly centered. To the south, a Chicago-style window assembly with rather narrow double-hung units is centered. The balance of the first floor facade is trimmed in stucco.

The large gable end to the north has a narrow vent centered near the ridge. Both gable ends appear to be sided with synthetic material, which is problematic. However, the character of the facade is derived principally from the stucco used on the first floor, and especially the faux-stone dressing around the main entry, thus this house retains its historic character despite the use of non-historic materials in the gables. Additionally, the pattern of the synthetic siding is within character for homes from this period.

OWNER

KNOTT, RONALD L JR & DIANE J
1602 S 1ST AVE
SIOUX FALLS SD 57105

LEGAL

LOT 27 BLOCK 4 MCKENNAN PARK ADDN TO CITY OF SIOUX FALLS

1719 S. 1ST AVE

Construction Year	1947
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Extension of period of significance due to inclusion of W.L. Baker Addition will also include this house.

DESCRIPTION

Virginia Savage McAlester's *Field Guide to American Houses* would classify some of the houses included in this re-survey as 'Minimal Traditional' rather than 'Tudor Revival'. However, to the extent that any traits can be tied back to the Tudor Revival, that category has been adopted to utilize the NPS categories as fully as possible.

However, there is no aspect of this house which can be traced unambiguously to the Tudor Revival. Thus 'Minimal Traditional' is used here.

The house has a one-and-a-half story end-gable facade on 1st Avenue that is roughly, but not precisely, symmetric. The main entry is located under a gabled canopy just off-center to the north. Above the canopy, a double-hung window is centered in the attic space below the ridgeline. To the south, a pair of double-hung windows is centered in that section of the facade, while a single double-hung window is centered in the north section of the facade.

The secondary facade along 26th Street includes a side-gabled single-car garage set well back from the facade of the house proper. The garage door is offset to the west of the garage. Sharing the garage's facade, but with its own distinct roofline is a small section with a secondary entry. The distinct roofline here is required due to the elevation difference between the finish floor at the secondary entry and the finish floor of the garage. The facade of the house along 26th Street can be divided into two sections. To the west, two small double-hung windows are placed in near proximity and roughly centered in a section about one-third of the overall length of the facade of the house. To the east, two taller double-hung windows are symmetrically placed in a section roughly two-thirds of the overall length of the facade.

OWNER

SANDNESS, WILLIAM J JR
1719 S 1ST AVE
SIOUX FALLS SD 57105

LEGAL

LOT 12 BLOCK 5 MCKENNAN PARK ADDN TO CITY OF SIOUX FALLS

601 E. 20TH ST

Construction Year	1905
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE VICTORIAN
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled house with a one-and-a-half story principal facade has a hip-roofed porch centered on and almost the full width of the principal facade. The main entrance is off-center to the east. The porch windows, which were almost certainly double-hung windows, were replaced at some point with three large sliding glass units. A double-hung window is centered below the ridgeline in the attic.

On the secondary facade, which faces 5th Avenue, there are two large hip-roofed dormers, each with a double-hung window placed near the south corner of the dormer. On the first floor, there are two windows. One a narrow double-hung, the other a short sliding unit. There is a recessed porch at the south corner of the secondary facade. The back entry faces south, and on the facade of the recessed porch, there are a pair of double-hung windows, roughly centered.

The original siding has been replaced, and it seems likely that the dormers have been altered.

OWNER

PERRY, MARK L
 PO BOX 2252
 SIOUX FALLS SD 57101

LEGAL

REALTY CO'S SUB LOT 1 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

605 E. 20TH ST

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact cross-gabled minimal traditional house has its main entry located slightly off-center to the east, at the junction of the main house and the cross-gabled extension. There are two double-hung windows in the facade. One, wider than the other, is roughly centered between the main entry and the east corner of the facade. The other is roughly centered in the cross-gabled extension.

Siding does not appear to be original, but is not inconsistent with the period, and consists of shiplap on the main body of the facade, with shakes in the gable.

OWNER

SCHULTZ, MICHAEL G & GERI J
 605 E 20TH ST
 SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 2 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

613 E. 20TH ST

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact cottage-style house has a roughly symmetrical facade centered on an eyebrow wall dormer above a main entry with wood trim in a fanlight configuration above the door.

On either side of the main entry there is a single double-hung window roughly centered.

There are decorative brackets along the eaves, and while the siding may not be original, dimensions and composition are compatible with the period.

OWNER

HONNER, SCOTT & PAIGE
4308 S ASH GROVE AVE
SIOUX FALLS SD 57103

LEGAL

REALTY CO'S SUB LOT 3 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

615 E. 20TH ST

Construction Year	1918
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This late example of a four-square form has definite prairie school influences, as seen in its hip roof, broad overhangs and open eaves.

The house has a broad hip-roofed open porch which runs almost the full length of the facade. The main entry is located about one-third of the width of the facade in from the west corner, aligned with one of the second story windows. Roughly centered in the balance of the first floor facade is a grouping of three double-hung windows. There are two double-hung windows placed at roughly one-third intervals on the second floor.

The house is faced in red brick up to the window line of the second floor. Above this, the house is faced in stucco.

The porch is supported at either end by beige brick columns, and is elsewhere faced in stucco.

OWNER

HILSCHER, BRADLEY L & DENA R
615 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 4 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

617 E. 20TH ST

Construction Year	1922
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE VICTORIAN
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled house with a one-and-a-half story facade has, rather unusually, a nearly full width enclosed gabled porch which is offset to the east, rather than being centered on the main body of the house.

The main entry is located on the west elevation of the porch. The porch facade consists of two groupings of three double-hung windows, placed symmetrically. A pair of double-hung windows are centered under the ridgeline in the attic, with a small vent located overhead.

The windows are almost certainly replacements, but the style and size match the original. The siding also has likely been replaced, but the new siding is not entirely incompatible with the original materials.

OWNER

MEHLHAFF, ROBERTA R
3519 GRACE CIRCLE
SIOUX FALLS SD 57103

LEGAL

REALTY CO'S SUB LOT 5 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

629 E. 20TH ST

Construction Year	1931
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled Tudor Revival with a one-and-a-half story facade has two gabled projections. As is typical for this style and this period, the gables abut one another, and the smaller of the two gables houses an entry vestibule.

The main entry is roughly centered in the facade, and features decorative buttressing as well as an inset arch over the door with three diamond motifs. To the east of the main entry, there is a pair of double-hung windows in the gable extension, and these double-hung windows are aligned with approximate symmetry to a pair of double-hung windows west of the main entry. The effect is to emphasize symmetry in the facade as a whole, even though there is no symmetry in the gable extension. There is a narrow double-hung window in the gable extension attic, centered under the ridgeline.

Storm windows are almost certainly replacements, but the divisions of the double-hung units are in character for the building's period of construction and may be original. The siding is stucco and appears to be original. A PTAC unit has been installed under the attic window.

OWNER

LARSON, DARREN K & REBECCA L
629 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 6 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

630 E. 20TH ST

Construction Year	1915
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE VICTORIAN
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This large two-and-a-half story hip-roof structure has a thoroughly asymmetric facade. Even after accounting for the replacement of two of the main floor windows with large sliding glass units, there is no discernible pattern to the window placement on either floor.

Although the house has a 20th Street address, its principal facade faces 6th Avenue. On the first floor, the main entry is located toward the north corner of the facade, and while it would be characteristic for houses of this era to have a porch or shelter over the main entry, there is none here. A small double-hung window is located between the main entry and the north corner of this facade. Offset somewhat to the south in the balance of the first floor facade is a large sliding glass window. On the second floor, there is a pair of double-hung windows offset somewhat to the north of center, and two smaller double-hung windows at the south corner which may be part of a sleeping porch. Centered in the roof is a hip-roof dormer with a group of three windows.

Along 21st Street, the first floor facade has a smaller double-hung window to the west and a larger double-hung window to the east, placed in rough symmetry. Between them, off-center to the west is a large sliding glass window. On the second floor of this facade, there are two double-hung windows. One offset to the east from the west double-hung on the first floor and one offset from center. There is also a grouping of five smaller double-hung windows which may also be part of a sleeping porch. Centered in the roof is another hip dormer with three windows.

The house has been sided in vinyl.

OWNER

RAPOSA, SUSAN M & RICHARD F
840 ALTA VISTA DR
RAPID CITY SD 57701

LEGAL

E 75' 7 & LOT 8 BLOCK 9 BOULEVARD ADDN TO CITY OF SIOUX FALLS

633 E. 20TH ST

Construction Year	1911
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Classical Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-and-a-half story hip-roofed foursquare house has some small but definite Classical Revival decorative elements.

The facade is broadly symmetrical, with the exception of the entry vestibule, a gabled projection which is offset to the east. The main entry assembly may not be original, but is overtopped with a decorative fan that appears to be.

On the first floor, there are two large windows, symmetrically placed and topped with Classical trim. On the second floor, there are two double-hung windows that are also symmetrically placed, but not centered above the first floor windows. There is a frieze panel extending from the tops of these windows to the roofline.

A gabled dormer in the attic has a double-hung window centered, with similar trim to that found on the first floor windows.

On the secondary facade facing 6th Avenue, three double-hung windows are placed symmetrically, with two on the second floor located roughly one-third of the way along the facade. The third window is centered below the north window on the second floor. Toward the south corner of this facade, there is a large bay window assembly which extends to the foundation. There are double-hung windows on the flanking panes and a large fixed window in the middle. The bay window has a frieze along its roofline similar to, but smaller than the frieze that runs along the roofline of the main structure.

All gabling is trimmed in Classical molding, and the siding appears to be original

OWNER

YOUNG, SHELBY K
633 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 7 BLOCK 20 BOULEVARD ADDN TO CITY OF SIOUX FALLS

700 E. 20TH ST

Construction Year	1915
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact end-gabled Craftsman style home with a one-and-a-half story facade has a wide porch offset aligned with the east corner of the facade. The main entry is located off-center toward the west, near the west side of the porch. A double-hung window is located in approximate symmetry with respect to the porch on the east side of the facade. Another double-hung window is roughly centered between the main entry and the west corner of the facade.

On the secondary facade which faces 6th Avenue, a portion of the ground has been cutaway to provide access to the lower level. There is a small gabled entry vestibule on the lower level roughly one third of the width of the facade in from the north corner. Roughly centered above this vestibule is a shed roof dormer with three fixed windows. About one third of the distance in from the south corner of this facade, there are a pair of double-hung windows on the lower level. On the main floor, there is a grouping of three double-hung windows roughly centered, with a single double-hung window roughly centered between the group of three and the south corner of the facade. Another double-hung window is located just in from the north corner of the facade.

The house is faced in stucco from the ground up to the first floor window line. Above this is narrow lap siding which extends to the gables. Wood trim divides the lap siding from the gables and the eaves. The gables are faced in wood shingle. All gables have decorative bracketing and open eaves.

OWNER

MCDONNELL, DWIGHT W
1103 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 16 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

701 E. 20TH ST

Construction Year	1920
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Craftsman home has an asymmetric facade, with its main entry located off-center to the east. The main entry is aligned with the facade, although a gabled shelter extends over the small porch.

Roughly centered east of the main entry is a pair of double-hung windows, and roughly centered west of the main entry is a group of three double-hung windows. A rectangular three pane window is centered in the attic below the ridgeline.

On the 6th Avenue facade, a pair of double-hung windows is roughly centered, with three short windows in a group to the north and a single double-hung window to the south. These windows are roughly symmetrical in placement.

Original siding has been replaced or overlaid with vinyl, and it appears that some changes have been made to other decorative elements as well.

OWNER

RYAN, KATHERYN L & TIMOTHY
701 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 1 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

702 E. 20TH ST

Construction Year	1915
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two story four square house has some Prairie School influences, especially in the shallow roof slope and broad overhangs.

The overall configuration of the facade is asymmetrical, which could generously be attributed to Prairie School influences, although this is somewhat more tenuous than stylistic elements such as comparatively shallow hip roofs with broad overhangs.

Somewhat uncharacteristically, this house does not have a front porch and does not appear to have ever had one. The main entry is located near the west corner of the facade, with a large double-hung window immediately adjacent to the east. Another double-hung window, wider but the same height, is located off-center to the east in the balance of the first floor facade. The second floor has two double-hung windows, the one on the east being wider than the other, placed somewhat symmetrically.

Siding consists of narrow shiplap up to the second floor window line. Above this, wider shiplap is carried up to the roofline. The eaves are currently enclosed, but they may have been open at the time of construction.

OWNER

BETHKE, BRIAN J
702 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 15 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

703 E. 20TH ST

Construction Year	1919
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side gabled bungalow has a distinctly asymmetric facade. The shed dormer in the attic has two pairs of double-hung windows, and is located somewhat off-center to the west.

On the first floor facade, the main entry is offset to the east, and is sheltered by a shallow gabled roof supported by figured brackets. Between the main entry and the east corner of the facade, closer to the main entry is a square fixed window. To the west, again, closer to the main entry than the west corner, is a double-hung window of roughly the same dimensions as the fixed window to the east. The house is faced in stucco.

OWNER

EDWARDS, MICHAELA & KHALID WATERS
703 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 2 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

704 E. 20TH ST

Construction Year	1921
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story hip-roofed four-square house is an excellent example of Craftsman styling as applied to this form.

The first floor facade consists of an enclosed hip-roofed porch on the east side of the facade, with the main entry located near the west corner of the porch. Support columns have been decorated with trim, and the balance of the porch consists of double-hung windows. There are two narrow ones to either side of the doorway and two wider ones between the main entry assembly and the east corner of this facade. West of the entry porch, there is a pair of double-hung windows located close to the junction between the porch and the main facade.

The second floor consists of two pairs of double-hung windows symmetrically placed.

Siding is narrow shiplap up to the lower window line on the second floor. From this point upwards, the siding is stucco. There are embedded wood members in the stucco which start roughly two-thirds of the way up the stucco toward the roofline. These are aligned with brackets which support the open eaves. There is also a frieze of wood trim which runs along the roofline.

OWNER

SCHUT, LARRY D
712 E 20TH ST STE 400
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 14 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

705 E. 20TH ST

Construction Year	1919
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This small end-gabled one-and-a-half story structure has a gabled extension to the east with three double-hung windows grouped in the center. The main entrance is on the west side of the gabled extension, and there is a double-hung window placed rather close to the junction of the extension and the main body of the house in the balance of the facade. There is also a small window located immediately below the ridgeline in the attic.

Siding does not appear to be original, but is not entirely incompatible with the period, and it is possible that the structure was resided within the period of significance for the district.

OWNER

WAUGH, DORAH L
 3110 N SERENITY DR
 WATERTOWN SD 57201

LEGAL

REALTY CO'S SUB LOT 3 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

706 E. 20TH ST

Construction Year	1916
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled house has been significantly altered from its original configuration.

The facade includes a recessed entry area, with the entry facing west. There is a large parlor window roughly centered in the recessed portion of the facade. The balance of the facade has a casement window assembly located near the east corner. Siding is rather wide shiplap, and brick trim has been added along the base.

OWNER

COOL, THOMAS A & SHARON K
6113 W 32ND ST
SIOUX FALLS SD 57106

LEGAL

REALTY CO'S SUB LOT 13 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

707 E. 20TH ST

Construction Year	1919
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is an excellent one-and-a-half story example of the Bungalow style. Notable elements include the full-width front porch with occupied living space above, and the overall symmetry of the facade.

The house has an end-gable configuration, with a compound sloped roof that becomes shallower toward the eaves. Decorative bracketing supports the eaves.

The main entry is centered in the first floor facade, with the only concession to function over symmetry being the different windows located to either side of the entry. To the east, a larger parlor window is centered, while to the west, a smaller double-hung window is centered. A pair of double-hung windows is centered in the gable. The square support columns for the porch are trimmed out in wood, and have brick bases. The porch and the first floor facade are faced in narrow shiplap siding while shakes are used on the gable.

OWNER

NELSON, KEITH A
707 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB /EX E 5'/ LOT 4 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

708 E. 20TH ST

Construction Year	1921
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact single story hip-roofed house has some Prairie School elements, including the shallow sloped roof, the broad overhangs and the open eaves.

An interesting feature of this house is the porch over the main entry. This gabled porch extends past the side of the house proper, providing a sheltered access from the rear of the property as well as the front. In addition to the extended shelter, the entry is also recessed back from the main facade. The front door is located at the inside corner of the recessed area. In the balance of the facade, a pair of double-hung windows are roughly centered.

The house is faced in red to brown brick, with a soldier course running along the foundation. The eaves are open and supported by brackets.

OWNER

KLIMISCH, MICHAEL J
708 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 12 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

709 E. 20TH ST

Construction Year	1918
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two and a half story four-square house has certain Colonial Revival touches, principally in the decoration of the porch and the use of a side-gabled roof configuration.

The facade is dominated by a hip-roofed porch which is offset to the east. Access to the porch is on the west side. The main entry is offset from center toward the west. Somewhat unusual for this style of house is the Chicago-style window assembly roughly centered between the main entry and the east corner of the facade. The second floor facade is symmetric, with two larger double-hung windows placed roughly one quarter of the way in from the corners of the facade, with a smaller double-hung window centered between them. Siding is narrow shiplap which appears to be original. A broad frieze extends from the top of the window line on the second floor to the roofline. The foundation is faced in red brick, and the bases of the columns on the porch are also constructed of red brick.

OWNER

BOHN, GEOFFREY & JESSICA
709 E 20TH ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB E 5' 4 & ALL LOT 5 BLOCK 21 BOULEVARD ADDN TO CITY OF
SIOUX FALLS

711 E. 20TH ST

Construction Year	1929
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This late example of the Craftsman style is a one-and-a-half story structure.

The facade is broadly symmetric, with the main entry located in the center of the facade, sheltered by an arch-top roof. Above the main entry, a rectangular apparently fixed window is located under the roofline. To the east of the main entry there are a pair of double-hung windows, off-center closer to the entry. Symmetrically placed opposite the main entry is a single double-hung unit. Original siding has been replaced or overlaid with synthetic material.

OWNER

KOCH, JOHN INVESTMENTS LLC
1102 S PHILLIPS AVE
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 6 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

712 E. 20TH ST

Construction Year	1920
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This late example of a hip-roofed four-square house has Prairie School decorative elements, principally in the extended overhangs, the band of windows on the first floor, and the shallow pitch of both the roof of the house and the porch roof.

The facade is broadly symmetrical, with a hip-roofed porch running the full length of the facade. The porch roof is supported by three equally spaced columns. The main entry is located on the east side of the first floor. To the west, a broad grouping of three double-hung windows is configured so that the outermost two windows are aligned with the pair of double-hung windows on the second floor above. The second floor has two pairs of double-hung windows placed symmetrically.

Original siding has been replaced with shiplap that does not match the dimensions of what was historically available.

OWNER

SCHUT, LARRY DBA TRIANGLE PROPERTIES INC
 712 E 20TH ST STE 400
 SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 11 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

714 E. 20TH ST

Construction Year	1917
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This minimally styled shallow hip roofed two story structure features a distinctively asymmetrical facade which shows the influence of Sullivan's dictum that "Form ever follows function" as filtered through the Prairie School. 714 E 20th presents an instructive contrast with 712 E 20th, showing the varying degrees of influence which the Prairie School was being to exert over the style, and eventually, the form, of the typical American house. Here, the overall form is that of the four-square, but the emphasis on overall symmetry that was characteristic of the four-square form has been eschewed.

The main entry is located off-center to the east, and is sheltered by a small hip roof. To the east, in a single concession to symmetry, paired double-hung windows are aligned on the first and second floors. To the west, there is a large window on the second floor and a smaller window on the first floor closer to the main entry than to the centerline of the window above it. At the west corner of the facade there is a secondary entrance which may have been added when the building was converted into apartments.

Styling is minimal. The building is surfaced in stucco with narrow wood trim running along the boundary between first and second floors.

OWNER

TRIANGLE PROPERTIES LLP
712 E 20TH ST STE 400
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 10 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

716 E. 20TH ST

Construction Year	1936
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This five unit apartment building has a precisely symmetric facade along 20th Street, and a facade along 7th Avenue which is dominated by the function of the spaces within the apartments as opposed to concerns over symmetry.

Along 20th Street, the main entry is centered, and to either side, there are two pairs of double-hung windows on each floor. The double-hung windows are centered between the entry and the corners of the facade.

Along 7th Avenue, there is vertical symmetry on the first and second floors, with pairs of double-hung windows toward the south indicating entertainment spaces, while smaller double-hung windows toward the north indicate sleeping/personal spaces and possibly also the kitchen. There is also a basement apartment with walk-out access. The north three windows on this level are roughly aligned with those on the floors above. There is also a double-hung window roughly centered between the entry and the southern most double-hung window aligned with those on the floors above.

The building is faced in stucco.

The flat roofed garage to the north may also merit consideration as a contributing property.

OWNER

TRIANGLE PROPERTIES LLC
712 E 20TH ST STE 400
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 9 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

201 E. 21ST ST

Construction Year	1945
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Expansion of district will bring significant year range out far enough to include this structure.

DESCRIPTION

This is an early example of the ranch style with a rather complex roof. The overall configuration is side-gabled. However, there is a wing and a small projection which have Dutch gable configurations. A dormer above the picture window assembly also adds to the overall complexity, while echoing the Dutch gable configurations.

To the west, the Dutch-gabled wing extends outward some distance and has a large double-hung window centered in its facade. The east side of the wing has two narrower casements asymmetrically placed, with one roughly centered and the other near the north corner.

This wing abuts a wider Dutch-gabled extension which shelters the main entry located near the junction of the wing and the main facade. To the east of the main entry, a Chicago-style window assembly with flanking casements is roughly centered in the facade.

Shiplap siding may not be original to the structure, but its composition and dimension fit the character of this period of construction.

OWNER

ROZELL, JOHN C & KATHERINE A LIVING TRUST
201 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

LOT B (EX S 50') TRACT 4 SW1/4 21-101-49 SIOUX FALLS CITY UNPLATTED

215 E. 21ST ST

Construction Year	1951
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Expansion of district to include the Baker addition will require expansion of period of significance to embrace this structure.

DESCRIPTION

This single-story structure is an early example of a cross-gabled ranch house. The facade is dominated by a large bow window assembly consisting of 24 fixed units arranged in an 8x3 matrix, centered under a cross-gable roof detail. The gable end is faced in redwood shingle.

The main entry consists of a door centered between two wide sidelights, and is approximately centered between the bow window assembly and a smaller bow window assembly to the west. The facade in this area is faced in cut stone.

West of this section is a projecting section under a carried over roofline faced in redwood shingle. This section has a small three-unit casement window centered.

OWNER

SUGA, ROBERT & MAUREEN
 215 E 21ST ST
 SIOUX FALLS SD 57105

LEGAL

21-101-49 SIOUX FALLS CITY UNPLATTED

400 E. 21ST ST

Construction Year	1951
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Expansion of district to include W.L. Baker Addition will extend period of significance to cover this structure.

DESCRIPTION

This modest hip-roofed ranch home features the asymmetrical facade characteristic of the style.

The main entry is located off-center to the east, with a wide chimney adjacent and a Chicago-style picture window roughly centered between the chimney and east corner of the facade indicating the entertainment/living section of the main floor plan. To the west of the main entry are two pairs of double-hung windows placed with rough symmetry in this section of the facade, which indicate the bedroom/sleeping section of the main floor.

Siding is probably not original to the structure, but its composition and dimension are both compatible with the period.

OWNER

BILLION, DEBORAH W TRUSTEE & JOHN J BILLION TRUSTEE
 400 E 21ST ST
 SIOUX FALLS SD 57105

LEGAL

W1/2 4 TO LOT 6 BLOCK 18 BOULEVARD ADDN TO CITY OF SIOUX FALLS

406 E. 21ST ST

Construction Year	1950
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Eligibility contingent on expansion of district to include W.L. Baker Addition

DESCRIPTION

This early example hip-roofed ranch home has a more complex facade than that of the adjacent 400 E 21st Street structure.

There are three hip-roofed projections on the facade. The largest, located at the west side of the facade, houses a two-car garage. To either side of the garage door, the facade is faced in Roman brick. Above the garage door, the facade is trimmed in board-and-batten siding.

Overlapping this wing is a small hip-roof extension which covers a well-recessed entry porch as well as a small projection from the facade with a single narrow window offset to the east. The recessed area is faced in board-and-batten, while the projection is faced in Roman brick.

Another small projection at the east has a pair of double-hung windows centered in its facade, likely indicating the location of a bedroom. This projection is sided in board-and-batten.

Between the two small projections, a bay window consisting of casements to either side of the center fixed window, is placed with rough symmetry. This section is also sided in board-and-batten.

OWNER

KROON, LYNN & ROGER
406 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

E 1/2 LOTS 4 TO LOT 6 BLOCK 18 BOULEVARD ADDN TO CITY OF SIOUX FALLS

408 E. 21ST ST

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Eligibility contingent on period of significance attached to W.L. Baker Addition.

DESCRIPTION

This simple late-stage Colonial Revival home with a one-and-a-half-story facade has a cross-gable plan and a single-car garage set well back on the west side of the facade.

The single-car garage door is recessed, providing a greater overhang than is typical for houses from this period, which featured little to no eave extensions. The garage door and its recess is asymmetrically placed at the west edge of the garage, with a projecting section connecting it with the house proper. There is a small almost square window centered in this section of the facade.

The cross-gable wing is located at the west side of the house, significantly increasing the setback for the garage. On the first floor, two rather large double-hung windows are symmetrically placed in this wing, with roughly equal distances between the two windows and the corners of the gable wing on either side. A small octagonal window is centered in the attic portion of the gable wing, with a triangular vent located immediately below the ridgeline.

The main entry is centrally placed, with a wide chimney located along the ridgeline directly above it. A Chicago-style picture window is centered in the balance of the facade. Shiplap siding may not be original to the structure, but its composition and dimensions are compatible with the period.

OWNER

WHITE, STEPHEN
408 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

W 60' 7 & LOT 8 BLOCK 18 BOULEVARD ADDN TO CITY OF SIOUX FALLS

504 E. 21ST ST

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Eligibility contingent on expansion of district to include W.L. Baker Addition

DESCRIPTION

This early example of the Ranch style has, somewhat unusually, a partially finished attic. The roof is Dutch-gabled, with gables located at the sides of the principal facade. There is a wing, also Dutch-gabled, which extends east from the main body of the house along the principal facade. A Dutch-gabled projection at the west corner of the facade, houses a single-car garage.

The finish floor elevation of the garage is lower than that of the house itself. The garage door is located off-center to the west and a street-facing entry door is located off-center to the east.

A wide gabled dormer is roughly centered on the facade of the house proper and there is a small fixed window centered in the dormer. Below the dormer, the facade is trimmed in stone laid in a rubble pattern. In this section, the main entry is located toward the east end of this section, while a large fixed window is located somewhat off-center to the west.

West of the section faced in stone, there is a smaller fixed window, roughly centered.

East of the section faced in stone, there is a large window assembly, roughly Chicago-style in configuration, but with extremely narrow and apparently fixed side units. This window is placed off-center closer to the main entry than the east corner of the facade. At the east corner are a pair of very large double-hung windows opening onto what appears to be an enclosed porch area.

The secondary facade along 4th Avenue features two small double-hung windows symmetrically placed at approximately one-third intervals.

Except for the section faced in stone, the balance of both facades are faced in stucco.

OWNER

MAINA, KENNETH G & GRACE N NJAU
504 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

W 100' S 20' 5 & W 100' LOT 6 BLOCK 19 BOULEVARD ADDN TO CITY OF SIOUX FALLS

712 E. 21ST ST

Construction Year	1954
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Expansion of district and period of significance should extend to cover this home.

DESCRIPTION

This modest hip-roofed ranch structure is noteworthy for having stucco siding, which went out of fashion rapidly during the post-war period. The durability advantages of stucco were greatly offset by the higher initial cost.

The facade is simple, with a main entrance set in somewhat from the east, and a Chicago-style picture window offset somewhat west of center in the balance of the facade. There is a character line cut into the stucco about halfway up the facade, with different finishes to the stucco on either side of the line.

A shed-roofed extension shelters a patio area. This roof and its support posts may not be original to the building, but the siding material matches and the wrought iron supports are in keeping with the overall period.

OWNER

FREDERICKSEN, SHIRLEY J
712 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 13 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

714 E. 21ST ST

Construction Year	1947
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Balance of the historical facade appears to be intact. One window apparently been replaced with a smaller non-historic unit. Expansion of district period of significance will cover this home's year of construction.

DESCRIPTION

This side-gabled very late Tudor-Revival house has two cross-gabled projections, one at each end of its one-and-a-half story facade.

The main entry is located off-center at the junction between the east projection and the body of the house. The east projection is the smaller of the two. The original window in this section was removed at an earlier date and replaced with a bay window that was apparently installed poorly, and was itself removed after 2011. The current window is a large sliding unit. In the attic portion of this projection, there is a narrow arch-topped vent.

The projection to the west is not only larger, it also extends farther out than the east projection. It has a single double-hung window centered in the first floor section, with a narrow arch-topped vent matching the one in the east gable in its attic area. The house is sided principally in stucco, which appears to be original.

During a remodeling which took place after 2017, the stucco on the east projection was removed below the window line and replaced with brick. Board-and-batten siding between the two projections was replaced with brick as well.

Concerns include the replacement of the bay window with a window that does not match the dimension or the style of windows from this period, as well as the replacement of board-and-batten siding with brick. However, balancing this, the door installed during the remodel is a much better match to the period of original construction than what was there previously, and the color of brick used is broadly compatible with not only the period in question, but this size and style of house.

OWNER

HULA HOLDINGS LLC
2416 E STANTON DR
SIOUX FALLS SD 57103

LEGAL

REALTY CO'S SUB LOT 12 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

722 E. 21ST ST

Construction Year	1940
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Extension of district period of significance will cover this home's year of construction.

DESCRIPTION

This Colonial Revival with a one-and-a-half story facade has a cross-gabled configuration, with a small gabled extension at the east side of the principal facade.

Somewhat unusually for this style in this neighborhood, there is a sheltered porch which runs almost the full length of the main body of the house. The porch is divided into three bays, with square columns spanned by shallow three-centered or elliptical arches. The main entry does not face the street. Rather it faces the porch and opens onto a vestibule area roughly the same size as the column bays of the porch. There is a small nearly square window on the facade of the vestibule.

On the roof above the porch, there is a gabled dormer centered on and roughly the same width as the middle bay of the porch. A double-hung window is located in this dormer. A wide brick chimney extends above the roof's ridgeline and is centered on the west elevation.

A pair of double-hung windows is centrally located in the gabled extension, with a narrow rectangular vent located near the ridgeline.

The secondary facade along 7th Avenue is highly asymmetrical. A single double-hung window is located in the attic area, with a small rectangular vent between the window and the ridgeline. On the main floor, there are three double-hung windows, all of different sizes, placed with regard to the function of interior spaces as opposed to exterior aesthetics.

A large gabled wing projects outward from the rear of the house, set back toward the west. A double-hung window is centered in this section of the 7th Avenue facade. There is a separate two-stall garage facing 7th Avenue, and the roof of the rear wing has been carried along to the side of the garage to provide a covered walkway between house and garage.

Siding is vinyl, and although the dimension is compatible with what would have been available in 1940, this is a concern.

OWNER

SLAUGHTER, MICHAEL W & MARIA J
722 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB LOT 9 BLOCK 21 BOULEVARD ADDN TO CITY OF SIOUX FALLS

723 E. 21ST ST

Construction Year	1950
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Split-level
Building Materials	
Foundation	
Walls	
Roof	

NOTES

With the extension of McKennan district to include the Baker Addition, the district's period of significance will include this structure.

DESCRIPTION

This is an important house in Sioux Falls. If it is not the earliest example of a split-level home in the city, then it is one of the earliest.

Split-level houses were first developed in Germany in the 1920s as part of the Bauhaus movement. The uniquely American presentation of this form was introduced in the 1930s, but did not become widespread until the postwar period. Another early split-level in the McKennan District was not deemed contributing under earlier surveys and was demolished in 2014.

This gable roofed house has cross-gabled wing which houses the two-story section of the split-level form. On the two-story facade, there is a single double-hung window centered on the upper level and a pair of double-hung windows centered on the lower-level.

The single story section of the facade has a slight recess for the main entry which, as is typical for split-levels, is located at the junction between the one-story and two-story sections. Roughly centered in the balance of the single-story facade is a Chicago-style picture window assembly with a center fixed pane which is somewhat wider than usual.

Siding appears to be the original textured cement/asbestos material.

OWNER

CARLSON, COREY L & LISA M
723 E 21ST ST
SIOUX FALLS SD 57105

LEGAL

LOT 3 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

727 E. 21ST ST

Construction Year	1950
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Construction year falls within the period of significance of an expanded McKennan Historic District.

DESCRIPTION

This is a very late and very lightly styled Tudor Revival.

This home's one-and-a-half story facade is dominated by a steep roof enclosing the finished attic area. A small gabled extension extends from roughly the middle of the facade to its west corner. There is a narrow double-hung window and a small arched vent located immediately below the ridge of this gable.

The main entry is roughly centered in the facade, as part of a smaller gabled extension projecting from the larger gabled extension. To the west of the main entry, a pair of double-hung windows is roughly centered in the balance of the facade. To the east, a smaller single double-hung window is centered, with the top of the window being roughly even with the roofline.

OWNER

SCHIPPER, BRADLEY J LIVING TRUSTEE BRADLY J SHIPPER LIV T
2601 S MINNESOTA AVE STE 105
SIOUX FALLS SD 57105

LEGAL

LOT 2 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

203 E. 23RD ST

Construction Year	1954
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Year of construction falls within the period of significance for an expanded McKennan Historic District.

DESCRIPTION

This hip-roofed ranch style house is somewhat unusual in that it has a two stall garage, as opposed to the much more widely seen two-car garage which has a single door.

The garage projects outward from the east side of the facade, with its roofline carrying over to shelter the main entry. The entry door is located at the west end of the sheltered porch, with a rather large double-hung window roughly centered between the door and the garage. The entry door appears to be original, consisting of a single unadorned panel with three rectangular lights offset diagonally at the top of the door. Just west of the porch is a grouping of three double-hung windows. A single double-hung window is located asymmetrically in the facade, some distance in from the west corner.

The siding appears to be the original cement/asbestos material. The porch originally consisted of a sheltered patio and a small concrete stoop. This has been replaced with a porch that runs the full length of the sheltering roof constructed from landscaping blocks. This change does not significantly alter the historic character of the building.

OWNER

SCHAEFER, DONALD J & DENISE K
203 E 23RD ST
SIOUX FALLS SD 57105

LEGAL

LOT 12 BLOCK 3 MCKENNAN PARK ADDN TO CITY OF SIOUX FALLS

200 E. 26TH ST

Construction Year	1953
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Construction year falls within the period of significance for an extended McKennan Historic District.

DESCRIPTION

This compact gabled ranch has a simple facade consisting of a main entry located off-center to the east, with a single double-hung window also located off-center to the east in the section of the facade extending from the main entry to the east corner.

To the west, there is a tan brick planter which appears to be original to the structure. A grouping of three double-hung windows located off-center in the balance of the facade has replaced a Chicago-style picture window.

Siding may not be original to the structure but is consistent in dimension and material with what would be historically appropriate. Replacement of the Chicago-style picture window with a grouping of three double-hung windows is somewhat problematic, but during this period, a window arrangement of three double-hung windows was not uncommon.

OWNER

CLAUSON, ELLEN L
200 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

LOT 15 BLOCK 4 MCKENNAN PARK ADDN TO CITY OF SIOUX FALLS

220 E. 26TH ST

Construction Year	1949
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

NOTES

Construction year falls within period of significance for an expanded McKennan Historic District.

DESCRIPTION

This cross-gabled minimal traditional house with a one-and-a-half story stucco facade has, rather unusually for the area, an enclosed breezeway connecting the house with its double car garage.

The cross-gabled projection has a Chicago-style picture window centered in the first floor facade, while the gable end, faced in shiplap siding, has a narrow arch-topped vent near the ridgeline.

East of the cross-gable is the main entry vestibule. This section may be a later addition, as its roof is not continuous with the cross-gable, nor is it continuous with the rest of the house. It is rather, shed roofed at a significantly shallower slope than the balance of the roof. There also appears to be a meaningful difference in the quality of stucco applied in this area.

Roughly centered in the balance of the facade between the entry vestibule and the east corner is a narrow pair of double-hung windows.

To the west of the house, the breezeway is set well back, being centered on the west elevation of the house. An entry to the breezeway is located at its east end, adjacent to the house. As is typical for breezeways in the area, there is an abundance of windows. The balance of the facade between the entrance and the garage consists of three large double-hung windows.

While the breezeway seems to date to the approximate period of significance for the district, the garage may have been either replaced or significantly altered at some point. It has a double-car configuration, which was not commonly seen in the area until the 1960s, and the garage door is placed well off-center to the east. However, the stucco on the garage seems to match the overall character of the stucco on the breezeway and the house itself.

The house's secondary facade along 2nd Avenue is highly symmetrical. Two double-hung windows are placed at roughly one-third intervals on the first floor, while a single double-hung window, smaller than the first floor windows, is centered below the ridgeline with a small attic vent above it.

OWNER

LINK, CALEB
220 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

S 44' LOT 14 BLOCK 4 MCKENNAN PARK ADDN TO CITY OF SIOUX FALLS

600 E. 26TH ST

Construction Year	1922
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

Construction year information held by the city (1922) is almost certainly inaccurate.

This is a simple side-gabled ranch house, with attached garage leading off the adjacent alley. The main entry is located off-center to the east of the house proper, with pairs of double-hung windows equidistantly spaced to the west, indicating the bedroom area. To the east, three narrow double-hung windows in a group near the main entry identify the living room. Farther east, continuous with the facade of the main house, the garage can be identified by a grouping of two short rectangular windows centered in the garage bay.

On the 5th Avenue facade, there are two double-hung windows symmetrically placed nearer the corners of the facade than equidistant from each other.

Siding may not be original, but is a broad shiplap that would be consistent with the period.

OWNER

SPAID, PENNI & DELORIS
600 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 6 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

612 E. 26TH ST

Construction Year	1949
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled house is an early example of the ranch style.

The 26th Street facade has a projecting wing to the west with a grouping of four casement windows centered and a brick planter along the foundation. East of the wing, the main entry is placed off-center to the west in the principal facade. Filling the space between the main entry and the wing is a bay window structure, of which only one window, the central double-hung unit, remains. The flanking windows have apparently been paneled in. The bay window has its own roof, tucked under and projecting outward slightly from the main roofline. Centered in the facade between the main entry and the east corner is another grouping of four casement windows.

The 6th Avenue facade consists of two casement windows equidistantly spaced

Siding is broad shiplap which may not be original, but is not out of character for the period of construction.

OWNER

HEIBERGER, HOLLY
612 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 5 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

700 E. 26TH ST

Construction Year	1925
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled structure may have had some Tudor Revival styling elements at one point, but the house has been resided in vinyl, and thus any decorative elements, apart from the arch-topped main entry door, have been lost.

The principal facade, along 26th Street, is asymmetrical, with a gabled vestibule attached toward the west corner, but not flush with it. The main entry is centered in the vestibule, and the doorway has an arched top. Immediately adjacent to the vestibule, to the east, is a pair of double-hung windows. A second, smaller, pair of double-hung windows is centered below the roofline in the attic.

The secondary facade along 5th Avenue is nicely symmetric. Three identically sized double-hung windows are equidistantly spaced on the first floor facade, while a large shed-roofed dormer also contains three smaller double-hung windows also equidistantly spaced.

Because the house has been resided in vinyl, it cannot be considered contributing to the district. However, replacement of vinyl with a compatible siding material should be a basis for reevaluation.

OWNER

CURCIC, NIKICA & SABINA MUSTIC
700 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & LOT 5 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

702 E. 26TH ST

Construction Year	1938
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story Minimal Traditional house is a fine example of the style.

The facade is dominated by a gabled wing to the west which includes the main entry. The wing has an asymmetric configuration, with the main entry being located adjacent to the east corner and a pair of double-hung windows centered in the balance of the facade. The main entry is decorated by flanked Tuscan pilasters, with an arched pediment above. The bottom line of the pediment is cut out in a half quatrefoil pattern, with a small medallion below it. A small double-hung window in the attic is centered below the ridgeline.

On the balance of the facade, a grouping of three double-hung windows is centered on the main floor. In the attic area, a gabled dormer is placed symmetrically with respect to the other attic window. A broad chimney is placed roughly halfway between the front facade and the main ridgeline along the east elevation.

Siding appears to be original shiplap.

OWNER

SPICERO, CONNIE
702 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & LOT 6 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

706 E. 26TH ST

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact cross-gabled Minimal Traditional house has a configuration that strongly resembles a scaled down version of its neighbor, 702 E 26th.

The gabled wing is located on the west side of the facade. The wing's facade is asymmetrical, with the main entry being located at the east corner, with a pair of double-hung windows centered in the space between the main entry and the west corner of this facade. A large fixed window is centered in the balance of the facade. Metal awnings have been added to the windows on this facade as well as the entry, likely during the period of significance based on the wrought iron supports for the awning over the main entry.

Set well back from the east corner of the main facade is a single car garage with a shed roof sloping to the east. The garage appears to have its original fiberglass door.

Siding may not be original, but appears to be of compatible material and scale to what was available during the period of construction.

OWNER

WAGNER, DALTON & SHELBY WEIG
706 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

(EX N7') LOT 7 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

712 E. 26TH ST

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	NO STYLE
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

712 E 26th is a house which has been added on to and modified considerably since its construction.

What started out as a small hip-roofed minimal traditional house now stretches for some distance along 6th Avenue, giving evidence of having at least two significant additions.

The 26th Street facade is rather narrow and arranged with rough symmetry. The main entry is located near the east corner, and is flanked by minimally decorated pilasters and topped by a pediment inset in the stucco. Roughly equidistant in from the west corner of the facade is a double-hung window. A second double-hung window is located off-center toward the east between the first window and the main entry. The facade is faced in stucco above the lower window line and lap siding below it.

The 6th Avenue facade is considerably more complex. The original body of the house extends for about one quarter of the overall length of the facade, and has a double-hung window close to the south corner of this facade and a grouping of three fixed windows near the north end of this facade. This grouping of windows is surrounded by inset wood planks or columns and topped with a shallow wood arch. North of this section is what appears to be the first significant addition. This addition is also hip-roofed and accounts for roughly one half of the facade. It has a gabled projection located somewhat off-center to the north in which a box window with a curved metal roof is centered on the main floor. Centered in the balance of the facade to the south is a large bay window assembly with a curved support and a separate roof structure. North of the gabled projection, a double-hung window is located near the projection. There is a recessed area cut into the lower level at the north corner of this section, which carries back to an entry door at a level intermediate between the first floor and the lower level. This door is part of what is likely the third major addition, a two story structure consisting of a single car garage below what appear to be bedrooms. This section is also hip-roofed with a small double-hung window at the south corner tucked into the space between this addition's roofline and that of the addition to the south. A larger double-hung window is located at the north corner of the addition.

Along this facade, the siding consists of stucco over lap in the same proportion as the 26th Street facade running from the south corner to the gabled extension of the second addition. From this point to the north, the facade is entirely stucco.

As unusual a collection of additions as these are, they appear to have all been in place by 1962, thus fitting them into the period of significance for the district.

OWNER

DEAVER-ROBINSON, KATHERINE ANN
712 E 26TH ST
SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & LOT 8 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1400 S. 5TH AVE

Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a fine example of a brick Colonial Revival home.

This is a two-story side-gabled structure with a firmly symmetric facade. The main entry is centrally located, with an arched roof sheltering its porch. The arched roof is supported by two square columns backed by matching pilasters set into the facade.

To either side of the main entry there are tall double-hung windows on the main floor facade. Centered above them are double-hung windows that are the same width, but shorter in height. Another double-hung window, the same height as the others on the second floor, but narrower, is centered above the main entry.

The contrast in height between first and second floor windows recalls the proportioning seen in original Georgian and Colonial structures.

OWNER

DEBOER, DODD J & VIRGINIA ANGELS
1400 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

N1/2 VAC WISWALL PLACE & CO AUD SUB TRACT LOT 1 BAKER'S W. L. ADDN TO
CITY OF SIOUX FALLS

1405 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This elegant side-gabled two-story Colonial Revival house, designed by noted Sioux Falls architect Harold Spitznagel, has the rigidly symmetric facade that is often associated with the style.

The facade has its main entry centrally located in a shallow flat-roofed projecting vestibule. Flanking it on either side are paired double-hung window assemblies roughly equidistant between the main entry and the corners of the facade. On the second floor single double-hung windows are centered above the paired first floor windows, while a smaller double-hung window is centered above the main entry.

There is a small decorative 'balcony' framed in wrought iron atop the entry vestibule, and smaller decorative wrought iron elements below each window on the facade are designed to hold window boxes.

To the south, a two car garage is flush with the principal facade. Its roof is somewhat unusual, featuring a compound pitch which is shallower near its edge.

Siding is stucco throughout.

OWNER

ERIE, ANDREW J & SARA J VANDEMARK
 1405 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & S5 N1/2 VAC ALLEY LYING ADJ TO LOT 2 & E48 LOT 3 & ALL LOT 6 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1409 S. 5TH AVE

Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This large side-gabled two-and-a-half story structure is another excellent example of the Colonial Revival style in this neighborhood.

As is frequently seen with this style, the facade is highly symmetric, with a centrally placed main entry. The entry has a shallow open gable roof supported by Tuscan columns and a three-centered arch. The shape of this arch is reflected in a transom light that spans the entry door and its two narrow sidelights.

To either side of the main entry, there are two double-hung windows which are roughly equidistant in the facade. These windows are topped by a soldier course of brick.

On the second floor, double-hung windows approximately the same size as those on the first floor are centered above them. A shorter fifth double-hung window is centered above the main entry. An elaborate cornice fills the area between the upper window line and the roofline.

The attic has three gabled dormers equidistantly placed. Each dormer has a pair of casement windows topped with a fanlight.

To the south, set back slightly from the principal facade, is a flat-roofed one-story sunroom with a grouping of four casements centered in its facade. The rooftop has wrought iron railings and functions as a second floor patio. A massive brick chimney is centered on the south elevation.

The house is faced in brick throughout, with a tile roof.

OWNER

MUNCE, SUZANNE LIVING TRUST
1409 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOTS 7 & LOT 8 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1417 S. 5TH AVE

Construction Year	1961
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house is apparently the last one constructed in this development.

It is an end-gabled single story ranch. Ordinarily rectangular ranch houses such as this one are placed laterally on the lot, so that the majority of the house's elevation will face the larger front and rear setbacks of a typical lot. However, this lot is rather narrow and deep and thus the placement reflects that.

The facade of this house is largely obscured from the street, being first well set back due to a circular driveway shared and dense shrubs. The entirety of the facade is a screened in porch with paired entry doors in the center. To either side are two screened in bays with decorative wood trim running to roughly the same height as railing.

OWNER

VANESSEN, JAY W
 2401 S 2ND AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 9 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1500 S. 5TH AVE

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This rambling one-and-a-half story hip-roofed Tudor Revival reflects the cottage aesthetic associated with the movement.

The main body of the house runs roughly parallel to 5th Avenue. The main entry is tucked into a recessed section adjacent to a wing which projects outward at an angle to the northwest. The recessed section is extended by a porch extension at a shallower pitch than the main roof. This roof is supported by pillars which flank the main entry steps and a third pillar at the south corner. The main entry door is arch topped.

Roughly centered in the recessed area between the main entry and the south corner is a large window assembly of four casements. South of the recessed area, a pair of casements are located near the north corner of this section of the facade. South of the main body of the house, a two stall garage is set back slightly, with an entry door between the north garage door and the main body of the house. The angled wing to the north has an assembly of three casement windows roughly centered in its facade.

The roof is wood shake, with an eyebrow dormer roughly centered over the recessed area. Siding is half-timbered stucco.

OWNER

O'BRIEN, FAMILY TRUST
1500 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

S1/2 OF PT VAC WISWALL PL LYING N OF 3 & W 14' S1/2 2 & W 15' N1/2 VAC ALLEY ADJ 2 & N1/2 VAC ALLEY ADJ 3 & ALL LOT 3 BLOCK 2 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1501 S. 5TH AVE

Construction Year	1938
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact Cape Cod Revival house was apparently the last house constructed in the development.

Like its neighbors, it has a symmetric facade, albeit on a much more modest scale. The house is side-gabled, with a gabled entry vestibule centered in its facade. The entry has some Classical detailing around the door in a simplified Doric style. The pilasters are modified Doric and the frieze above the door has a triglyph and metope motif. Double-hung windows are centered on either side of the entry vestibule. On the roof, gabled dormers are aligned with the main floor windows, and these dormers also contain double-hung windows.

If the siding is not original, it is compatible in scale and material with what was available at the time. The roof is clay tile.

OWNER

REHFELDT, BRADLEY L & KATHERINE M
1501 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

1/2 VAC ALLEY & LOT 10 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1503 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival house has a unique porte cochere extended off its cross gable.

The principal facade is highly asymmetric. A gabled extension tied back to the main roof, but partially overlapping a larger but shallower gable extension to the south contains the main entry. This extension is off-center to the north and has decorative buttresses. The main entry is flanked by two narrow and short sidelights.

The gabled entryway also partially overlaps a wide, tall, tapered chimney to the north. Roughly centered between the north corner of the chimney and the north corner of the facade is a single double-hung window.

South of the gabled entry is a tall gabled extension with a steep roof which curves outward to the south to provide shelter for a porte cochere. Centered below the ridgeline in this extension on the main floor is a pair of double-hung windows, with a smaller arch-topped and apparently fixed window in the attic.

The siding is principally stucco. However, there is elaborate half-timber detailing around the attic window and above the entry door. Additionally, there is intricate brick detailing at the top of the chimney.

OWNER

GILLETTE, STANLEY & LOU ANN TR GILLETTE, STANLEY TRUSTEE
 1503 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

1/2 VAC ALLEY & LOT 11 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1505 S. 5TH AVE

Construction Year	1932
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Minimal Traditional house features an asymmetric facade and an unusual arch top dormer.

The main entry is located on the south side of the facade, and is sheltered by a gabled porch which features columns and spans arranged in a Palladian configuration. The four Tuscan columns have flat lintels to either side of a wider semicircular arch which covers the steps up to the porch. To the north, a pair of double-hung windows is approximately centered in the space between the porch and the north corner of the facade. Centered above these windows is the arch-topped dormer which houses a double-hung window with an integrated fanlight above it.

Shiplap siding may not be original, but materials and scale are consistent with the period. The gable above the porch is faced in wood shakes.

OWNER

WAGNER, LARRY & KATHLEEN JOINT REVOCABLE TRUST
 1505 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 12 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1510 S. 5TH AVE

Construction Year	1930
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two story side-gabled Colonial Revival home has a very unique octagonal room off the first floor. It also appears to have been expanded significantly.

The principal facade, along 5th Avenue, is symmetrical and arranged similarly to other Colonial Revival homes in the area. Its entry is centrally placed and sheltered by a hip-roofed porch. The porch roof is supported by a fairly accurate rendition of the Tuscan Order, differing principally in the use of dentils at the cornice rather than cyma reversa trim. Flanking the entry to either side are equidistantly placed double-hung windows on both first and second floors. A third double-hung window on the second floor, shorter and narrower than the other two, is centered above the entry.

To the south, an octagonal room projects from the corner of the facade. If this room is not original to the building, it almost certainly dates to the period of significance, as evidenced by brick facing on the foundation, a decorative touch that became increasingly rare toward the end of the 20th century. Each fully exposed elevation of the octagonal room has a single double-hung window centered in it.

The Park Drive facade shows a sunroom which extends east of the octagonal room. This shed roofed addition to the structure has six large casements and three large skylights in the roof. Above the sunroom, on the facade of the main body of the house, there is a small double-hung window centered between the ridgeline and the east corner of this section. A rather narrow chimney is centered in this facade. To the west, a shed roof extension ties the main body of the house to the octagonal room. This shed roof may be contemporaneous with the sunroom, as a means of closing what would otherwise be a gap between the octagonal room and the sunroom.

Farther east, a large two-story addition, also octagonal in shape, projects beyond the sunroom to the south.

The house has been resided in vinyl and the roofing material is corrugated metal, which are both extremely problematic, and prevent the building from contributing to the district.

OWNER

KENNELLY, ROSE T
1510 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

S1/2 ALLEY & ALL 4 & W1/2 LOT 5 BLOCK 2 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1600 S. 5TH AVE

Construction Year	1939
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact one-and-a-half story cross-gabled Minimal Traditional home has an asymmetric facade highlighted by a gabled extension to the south, with a deep porch that runs the full length of the facade to the north.

The gabled wing has a large bay window centered in its facade. The bay window is framed down to the foundation, with a very shallow shingled roof above it. The center bay is rather wide and flanked by two double-hung windows. North of the gabled wing, an entry vestibule is flush with its facade. There is a small round window centered in the vestibule, with the main entry on its north elevation. The balance of the facade, which is setback, has two double-hung windows roughly equidistant from their respective corners of the facade. The one closer to the entry is significantly larger. The recessed porch is sheltered by a roof continuous with that of the main body of the house and supported by five columns, four arranged in pairs with the fifth just north of the vestibule and its matching column takes the form of pilaster trim on the vestibule itself. Along Park Drive, there is a gabled projection to the west which encompasses the porch and a front room facing it. Here a pair of double-hung windows are centered in the balance of the facade between the east corner and the corner of the porch. A back door is located on the east side of this extension at its junction with the main body of the house. On the facade of the main house, there is a small double-hung window centered below the ridgeline in the attic, with a room air conditioner installed to the west of the window. On the first floor, off-center to the west, there is another double-hung window. A deck has been constructed along this section of the facade.

If the shiplap siding is not original it is at least compatible with the historic character of the neighborhood.

OWNER

STEPHENS, FREDERICK
 1600 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 18 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1601 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival structure features elegant brick detailing as well as half-timbering on the attic level.

The principal facade is asymmetrical, with this style's characteristic use of multiple gabled extensions from the main body of the house. Here, the larger gable extension is to the south, with the main entry vestibule being in a gable that extends outward from its north corner. The entry vestibule has decorative buttressing, and the doorway is setback slightly under a brick arch. On the balance of the larger gabled extension, a pair of double-hung windows is centered in the space between the entry vestibule and the south corner of the facade. On the attic level two casements are centered below the ridgeline. North of the entry vestibule, two double-hung windows are centered in this section of the facade. The porch is extended north from the entry vestibule to provide a small patio up to the north corner of the house.

The secondary facade, which faces Park Drive, is roughly symmetrical. Two double-hung windows are placed at the corners, with the east double-hung being slightly closer to its corner. Two other double-hung windows are located close to, but on either side of the center of this facade. A large, tapering brick chimney is located between the two eastern double-hung windows. On the attic level, two casements are centered below the ridgeline.

A two-car garage is set well back along the west elevation of the main house, with a side gabled roof. An arch-topped entry door is located between the garage door and the main house in a slight recess. The finish floor of the garage appears to be intermediate between the main floor and lower level.

The house is sided in stucco, with matching half-timber details on both attic gables. Brick detailing on the decorative buttresses consist of a quoin design, where every third brick is presented as a stretcher to the street facade. Similar detailing is seen in the brick trim around the recessed front entry and the garage entry on the Park Drive facade.

OWNER

REAVES, DREW AKA CHARLES A
1601 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 1 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1603 S. 5TH AVE

Construction Year	1960
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This hip-roofed ranch has a roughly symmetrical facade. The main entry is located in a recessed section roughly one third of the overall width of the facade. This section is sided in red brick. The entry is centered, with double-hung windows equally spaced to either side of it. To the south, the facade has a double-hung window centrally placed, and to the north, there is a single car garage with door centered in its section of the facade. The balance of the facade is sided in shiplap which may not be original, but which matches the character and material of the period.

OWNER

JOHNSON, LENORE G L LIV TRUST C/O WELLS FARGO BK K.BEININGEN
PO BOX 5953
SIOUX FALLS SD 57117

LEGAL

E1/2 VAC ALLEY & LOT 2 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1605 S. 5TH AVE

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Minimal Traditional house features an overall configuration somewhat reminiscent of the Tudor Revival, but without the decorative elements characteristic of the style.

The facade is asymmetric, with a gabled entry vestibule offset slightly to the north. Immediately south of this vestibule is a tall brick chimney. Centered in the balance of the facade south of this point is a large rectangular fixed window. North of the entry vestibule, roughly centered, is a double-hung window. In the roof above, offset south of the first floor double-hung window is a gabled dormer which also has a double-hung window. Siding is stucco.

OWNER

KIRSCH, KELLY R & MONICA P
 1605 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 3 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1606 S. 5TH AVE

Construction Year	1930
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Mission/Spanish Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

Demolished.

OWNER

GOHL, GREGG &
2222 S MAIN AVE
SIOUX FALLS SD 57105

LEGAL

LOT 17 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS & W1/2 VAC ALLEY
ADJ

1607 S. 5TH AVE

Construction Year	1927
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house one-and-a-half story cross-gabled Minimal Traditional house is a compact example of the style. As the name implies, decorative elements are minimal, but not necessarily nonexistent. Here the cross gable is trimmed in vertical panels with individually scalloped lower edges and brick pilasters extend upward about half the first floor elevation from the corners of this wing.

The main entry is located at the north corner of the wing, with the three large awning window units in a group centered in the balance of the facade. To the north, a large fixed window is located near the junction between the main body of the house and the gabled extension. Planters laid in a random ashlar pattern with a strong horizontal bias are built around the foundation.

While the ashlar planters and especially the awning windows are unlikely to be original to the house, their style is compatible with the period of significance for the district, and the planters were almost certainly added during this window.

Siding is shiplap which, if not original, is in keeping with the character of the period.

OWNER

LUSCHEN, KEITH M
1607 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 4 BLOCK 10 E1/2 VAC ALLEY BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1609 S. 5TH AVE

Construction Year	1926
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This highly symmetric one-and-a-half-story Dutch-hipped house has some Craftsman elements in its styling; however, these elements are of more recent date.

Overall, the facade is oriented with its ridgeline parallel to 5th Avenue. A Dutch-hipped porch projects from the center and shelters the main entry. The entry is flanked by two sidelights, and the porch roof is supported by exaggerated Craftsman style columns which were installed at some point after 2006. The porch actually runs the full width of the facade and is faced in red brick. Pairs of double-hung windows are equidistantly spaced to either side of the main entry. A frieze roughly corresponding to the Tuscan Order runs between the top window line and the roofline.

Siding is shiplap which is noticeably wider than what was generally available at the time of construction.

OWNER

JOHNSON, BRIAN K & KRISTIN A
 1609 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 5 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1611 S. 5TH AVE

Construction Year	1949
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story home features stone trim in a rubble-wall configuration. While not unheard of in this district, it is quite rare.

The facade is asymmetrical, with the cross-gable extension to the north. The main entry is located toward the south corner of the facade, and a single double-hung window is located toward the north corner. The placement of the entry and window is roughly symmetric; however, the window is placed farther toward the center. In the attic level of the facade, a double-hung window is centered immediately below the ridgeline.

South of the cross-gable, a Chicago-style picture window is centered in the facade.

The house is generally faced in stucco, with the exception of the stone applied to the first floor facade on the cross-gable extension.

OWNER

EICHSTADT, NEIL & MOLLY QUINN
1611 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 6 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1615 S. 5TH AVE

Construction Year	1929
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story Tudor Revival house has, somewhat unusually for this style and district, an end-gable configuration.

The main roof is asymmetrically pitched, with the south side of the roof extending into a curve that shelters a sunroom along the south elevation of the house. Two large through-wall shed dormers occupy much of the side elevations of the house and influence the presentation along the street.

The main entrance is located in a gabled vestibule at the north corner of the facade. To the south of the entry vestibule, a group of three double-hung windows is approximately centered in the space between the vestibule and the south elevation of the house proper. Beyond this, a window assembly consisting of a sliding window topped by a fanlight and with panels below it is centered on the sunroom section of the facade.

On the attic level, a single double-hung window is centered below the ridgeline.

The original siding material has either been overlaid by or replaced with vinyl, which prevents the property from contributing to the historic district.

OWNER

LARKIN, ELIZABETH
1615 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 7 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1620 S. 5TH AVE

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story end-gabled Colonial Revival home has had a significant addition to the north which, however, has been designed in such a way as to avoid conflicting with or overshadowing the original structure.

As has been seen with other Colonial Revival homes, the facade is strongly symmetrical. However, on this house, the double-hung window to the north has been replaced by a box window with a three unit casement in it. The main entry is in a projecting gabled vestibule. Somewhat unusually for this style, the second floor projects slightly over the first. On the south side of the first floor facade, a double-hung window is centered between the main entry and the south corner. On the second floor two double-hung windows are centered above their first floor counterparts, with a smaller double-hung window centered above the entry vestibule.

To the north, a large three-stall garage with a side-gable roof has been added. However it has been set well back from the principal facade. A second floor above the garage, slightly smaller than the garage and set in from the garage elevations also has an end gable roof, with three equally spaced double-hung windows in its facade.

Siding is a narrow shiplap which is probably not original, given that it is also installed on the garage addition. However, it is compatible with the proportion and style of the period.

Normally, an addition the size of this garage would be problematic. However, it is set well back from the principal facade, and does not dominate the overall mass of the house, therefore the property continues to contribute to the historic character of the district.

OWNER

WALLENBERG, JEFFREY B & MEGAN
1620 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & 15 & LOT 16 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1622 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1622 S 5th Avenue was originally a side-gabled Colonial Revival home with a configuration largely similar to that of 1620. However, at some point after 2011, the main entry, which featured a broken pediment of the type widely associated with the Colonial Revival movement, with a gabled porch with distinct Craftsman elements. Because there are no other stylistic elements which tie the house to the Colonial Revival movement, and because the Craftsman elements are not overall compatible with this house's form factor such that it could be effectively converted to a Craftsman style house, the property does not have sufficient historic integrity to contribute to the district.

The facade is strongly symmetric, as is typical for this style in this neighborhood. The main entry is centered on the first floor, with double-hung windows equidistantly spaced to either side of it. On the second floor, two double-hung windows are aligned with their first floor counterparts. However, where other Colonial Revival houses in the neighborhood feature a smaller window centered above the entry, this house does not have a third window on the second floor facade. Siding consists of shiplap up to the eaves of the gabled porch, where a trim board runs around the perimeter of the house in. Above this trim board, lap siding with a shake pattern has been applied.

OWNER

LAPP, ROBERT T & ELIZABETH A
 1622 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 14 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1623 S. 5TH AVE

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house has a few stylistic elements that might be called Craftsman, but with the overall form of the house assigns it more decidedly as a Cottage Revival.

The cross-gable projects out slightly from the south side of the house, and has its own gabled projection at the north end which contains the entry porch. The entrance is located near the south corner of the porch, with a narrow double-hung window sited between the door and the brick column which supports the porch roof. North of the entry door, two sliding window units with fixed transoms fill the space between the door and the brick column on the north corner of the porch.

South of the porch on the cross-gable projection, a double-hung window is adjacent to the corner of the porch and projection. Another double-hung window is located somewhat close to the south corner of this section of the facade. Between them a wide tapering chimney proceeds upward through the eave. On the attic level, a pair of double-hung windows are centered under the ridgeline.

North of the cross-gable extension, there is a single small double-hung window adjacent to the intersection of extension and principal facade.

Siding appears to be textured cement/asbestos which may not have been original to the house, but would almost certainly have been installed during the period of significance for this district.

OWNER

BERGER, BRUCE J
1623 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 8 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1624 S. 5TH AVE

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story home has a somewhat complicated roofline.

The facade resembles that of many cross-gabled houses in the neighborhood, where gabled extensions are stacked in an alternating arrangement, with the primary extension being on the north side of the house, and the secondary gable being on the south side of the primary gable.

In addition to providing visual interest to the facade, cross-gables increased the habitable space in the attic.

On this structure, the main entry is located in a gabled vestibule at the south side of the primary gable. Roughly centered in the balance of the gable's first floor facade to the north is a pair of double-hung windows. On the attic level, a pair of double-hung windows are centered below the ridgeline.

To the south, on the main floor, there is a grouping of three double-hung windows roughly centered between the gabled projection and the south elevation of the main house structure. However, this house also has a gabled projection to the south that is flush with the facade of the main house, and a pair of double-hung windows are centered in this projection.

On the roof, flush with the south elevation, is a shed roof dormer with a pair of double-hung windows.

Siding is stucco throughout.

OWNER

CONGDON, CARRIE C
1624 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 13 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1626 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-story cross-gabled house is an excellent example of the Tudor Revival style.

Typically, Tudor Revival houses of this period will have a separate gabled entry vestibule, usually with decorative buttressing. However, this house does not have a projecting vestibule, and the decorative buttresses are applied to the gabled extension, as well as the south corner of the facade. Although there is no projecting vestibule, the entry door is outlined in rather intricately designed stucco trim. Centrally placed between the entry and the north corner of the facade is a pair of double-hung windows. To the south, a wide chimney is faced with stucco up to about two-thirds of its height, transitioning to painted brick above that point. Roughly centered between the chimney and the south corner of the facade is another pair of double-hung windows.

Overall siding is stucco, with relatively detailed bent wood half-timbering in the facade gable. There is also a narrow arch-topped vent centered below the ridgeline on the facade gable.

OWNER

DEKOEYER, DIANE S
1626 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 12 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1627 S. 5TH AVE

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

Like its somewhat larger neighbor to the north, 1627 has a mixture of Craftsman and Tudor decorative elements that suggest a Cottage Revival designation.

The home is a cross-gabled one-and-a-half story structure. In addition to the cross-gabled extension, there is a smaller gabled extension for the entry vestibule. The main entry is roughly centered, being offset slightly to the south. North of the entry vestibule is the cross-gabled extension. It has a pair of double-hung windows centered in the facade, and a narrow arch-topped vent in the attic space that has rather detailed trim surrounding it.

South of the entry vestibule is a pair of double-hung windows that are rather closer to the entry vestibule than centered on this section of the facade.

The house has rather longer overhangs than typical for the era, and that along with their open eaves and small decorative brackets at the ridgelines and edges, contribute the Craftsman features. The overall massing is Tudor Revival however. The house is faced in stucco, with the exception of rather intricate brickwork on both the facade and south elevation of the entry vestibule. The south elevation of the entry vestibule has a double-hung window topped by a fixed fanlight.

OWNER

JENSEN, CHRISTIAN D & ERIN
 1627 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 9 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1628 S. 5TH AVE

Construction Year	1923
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact one-and-a-half story cross-gabled Craftsman is one of the older homes constructed within the boundaries of the Baker Addition (older homes can be found on the perimeter).

Craftsman elements include the presence of an airy sunroom, wide overhangs, decorative brackets, and on the north corner of the gabled wing, a period-authentic craftsman column.

The gabled wing to the south has a sunroom with three double-hung windows grouped and centered in this section, along with a cutout that shelters the approach to the main entry which is located in the facade of the house proper. Roughly centered between the entry door and the north corner of the facade is a pair of double-hung windows.

Somewhat unusually for the district, the foundation is constructed of 4x8 utility block, rather than concrete block or poured concrete.

Siding has been replaced with vinyl, thus preventing this property from contributing to the historic character of the district.

OWNER

LOANE, ROBERT T & SARAH R
1628 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 11 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1630 S. 5TH AVE

Construction Year	1926
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two story home is a very late example of the four-square form, as indicated by a centrally located entrance on the north facade, which gives onto a stairway between all three levels including the basement.

Stylistic elements are something of a hodgepodge. The side-gabled roof suggests Colonial Revival, but the enclosed sun room would not be out of place on a Prairie, Craftsman or Bungalow styled property.

The facade is asymmetric. There are two double-hung windows on the second floor, with the south window being significantly closer to the south corner of the facade than the north window is to its corner.

On the main floor, there is a gabled sunroom at the south side of the facade. It has three double-hung windows grouped on the north and south elevations and a group of four centered on the facade. The balance of the facade is sheltered under a shed roof which runs the full length of this section of the facade. The roof intersects the main house structure at the lower window line of the second floor windows. Under the porch roof, the main entry is located some distance in from the north corner, with a double-hung window placed rather closer to the sun room than the main entry. Siding is shiplap up to the second floor window line. Above this the siding is shake.

The shiplap siding is somewhat thicker than would be appropriate to the period and apparently synthetic, which affects the historic integrity of the structure.

OWNER

KNOX, CHERYL L
1630 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 10 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1631 S. 5TH AVE

Construction Year	1927
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house has a Dutch-hip roof over both the main section and the cross-gabled wing.

The gabled wing encloses a porch. The porch entry is near the north corner with a narrow screen between the door and the north column. Both roof support columns are period-original Craftsman pieces. Five screen windows are arranged between the door and the south corner of the porch. The entry to the house proper is opposite the porch entry, and there are two double-hung windows paired near the south corner of the porch.

Because the roof is Dutch hipped, there is not a center ridgeline on the gable eave, rather there are two decorative brackets at either end of the hip, as well as decorative brackets at the corners of the gable.

Siding appears to be textured cement/asbestos, which may not have been available at the time of construction, but was almost certainly installed during the period of significance for the district.

OWNER

DAVIDSON, JAMES C & VIKKI A
1631 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 10 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1632 S. 5TH AVE

Construction Year	1926
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-and-a-half story Tudor Revival has an end-gable configuration and a steeply sloped roof which fits an entire story and part of another under its roofline.

The facade is broadly symmetric, with a gabled entry vestibule centrally located, and flanked by pairs of double-hung windows equidistantly spaced on the first floor. On the second floor, there is a group of three double-hung windows centered, with two smaller fixed windows to either side. These windows have share the lower window line with the central grouping but do not extend their full height. A narrow arch-topped vent is close under the ridgeline.

The facade deviates from its overall symmetry to the south, where the roof curves away to shelter a sunroom. A pair of double-hung windows is centered in this section of the facade.

On the Dana Drive facade, the sunroom overlaps about one third of a cross-gable section with three double-hung windows centered in the second floor facade. On the main floor, just past the sunroom, there is a grouping of two double-hung windows which flank a shorter rectangular window in a pattern typically associated with dining room buffets. Flush with the end of the gable, there is another double-hung window.

Siding is stucco in general, but there are vertical panels below the south facade windows on the sunroom.

OWNER

MENKE, ROSS & ELIZABETH
1632 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 9 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1635 S. 5TH AVE

Construction Year	1931
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story Tudor Revival home has uniquely intricate brickwork.

The facade is asymmetrical, with a gabled extension to the north. Somewhat unusually for this neighborhood, the gabled extension's roofline drops down somewhat below that of the main house. On this facade, the main entry is located to the north, while a grouping of three double-hung windows is placed roughly the same distance in from the south corner as the door is from the north. Centered in the attic area is a short fixed window immediately adjacent to a chimney which extends upward through the eave flush with the facade. The gabled extension is nearly as wide as the main body of the house. South of the gabled extension is a single double-hung window off-center toward the north.

To the north, there is a gabled wing that is set back slightly from the principal facade. Two double-hung windows are paired in this section of the facade, somewhat closer to the main body of the house.

The brickwork is Hollywood Bond or 'drunk brick'. Bricks in a standard running bond project out randomly, and there are areas where the running bond is abandoned and bricks are placed randomly or in patterns that are unrelated to each other or to the overall bond pattern. Significant exceptions to this freewheeling approach to masonry are the meticulously crafted jack arches above the main entry and opposite double-hung windows (other windows on the facade terminate at the roofline).

OWNER

T & T PROPERTIES LLC
700 E 38TH ST
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 11 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1705 S. 5TH AVE

Construction Year	1926
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled one-and-a-half story Craftsman has a rather narrow facade and a Dutch hip roof.

The main entry is located at the north corner and is sheltered by a shallow Dutch-hipped roof which is braced back against the facade with typical square Craftsman brackets. Roughly centered in the balance of the facade is a Chicago-style window assembly topped by a fixed transom window that runs its full width. In the attic area, there is a grouping of three double-hung windows with the central window rather wider than the outside pair.

The eaves are open and the overhangs are quite long. The house is faced in red brick up to the top of the first floor, with a detailed red brick planter integrated below the first floor window. Above the brick is a trim board, with stucco above that to the roofline.

OWNER

ERICSSON, ADAM & KRISTEN
1705 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 12 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1709 S. 5TH AVE

Construction Year	1929
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Cottage Revival has the alternating left-right gable pattern seen on many Cottage and Tudor Revival homes in the area. However, interestingly, the larger gabled section of this house extends past the main body of the house to the south, even as it is flush with the rest of the facade.

The main entry is located in a gabled vestibule to the north of the larger gable, with narrow decorative niches to either side of it. A wide chimney abuts the south side of the entry vestibule and is centered in the cross-gable, extending through the eaves. Roughly centered between the chimney and the south corner is a double-hung window. To the north, another double-hung window is roughly centered between the entry vestibule and the north corner of the facade. A small end-gabled projection flush with the facade, is attached to the south elevation of the main section of the house.

The house is sided in stucco

OWNER

BROIN, DEREK & MOLLY
 1709 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 13 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1712 S. 5TH AVE

Construction Year	1925
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

At first glance, 1712 S 5th is a Colonial Revival house typical of the area, but a closer examination reveals that the facade is not symmetric.

While rigid symmetry can be found in other examples of this form, the entire facade grouping of door and windows is offset slightly to the north on this home.

As is typical for the style, the house is two story and side gabled. The entry is centrally located, in a projecting vestibule with a gabled roof. To either side, double-hung windows are paired up between first and second floor, and there is a small double-hung window centered above the entry vestibule. However, the south windows have a greater distance between them and the south corner of the facade than exists between the north windows and their respective corner.

The house has been re-sided in vinyl, and therefore does not contribute to the character of the district.

OWNER

MCGINNIS, WILLIAM M & CYNTHIA A
 1712 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & S 50' LOT 8 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1713 S. 5TH AVE

Construction Year	1930
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled home fits into the Minimal Traditional style.

The main entry is contained in a small gabled projection, and the approach is further sheltered by a flat-roofed extension over the porch. To the south, a fixed window is roughly centered in the facade, while to the north, a larger gabled extension projects outward beyond the entry. A pair of double-hung windows is centered in this facade, with a narrow arch-topped vent in the attic area.

The shiplap siding does not appear to be original, but the proportions and composition match the period of construction.

OWNER

BIELEN, CATHERINE L
1713 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 14 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1717 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival home has shiplap siding which is rather uncommon for this style. However, it does not appear that the house was ever stuccoed, as evidenced by the apparent overhang of the siding over the foundation.

The house has a gabled extension to the north, with another gabled extension projecting from the north end of the first. Nevertheless, discounting projections from the main body of the house, the first floor facade is symmetrical. The main entry is located in the center of the facade, under a steeply sloped gable projection with a roofline that extends well below the principal roofline and curves upwards. To the north, a pair of double-hung windows is centrally placed in its projection, and to the south, a pair of identical double-hung windows are centered in the balance of the facade past the main entry.

There is a very narrow window centered below the ridgeline in the most forward gable projection, while another narrow window is placed in the wider gable projection which includes the front door. Although the two windows are placed under different gables, their location is symmetric with respect to the ridgeline of the wider gable. To the south, roughly centered in the roof at that elevation is a gabled dormer with a single double-hung window.

OWNER

LUECKE, SCOTT M & MARK LEUCKE & AMBER LUECKE
 1717 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 15 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1719 S. 5TH AVE

Construction Year	1925
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact one-and-a-half story side-gabled Craftsman has a narrow and symmetric facade along 5th Avenue. The entry along this facade is centrally located in a gabled projection, sheltered by an open extension of the roof supported by two square columns which spring from a brick enclosure around the concrete stoop. The main entry itself is elaborately framed, with an arch top and side panels. To either side of the entry are pairs of double-hung windows with the three-over-one configuration associated with this style.

Along 26th Street, about two-thirds of the secondary facade consists of the gable end of the main structure. To the west, there is a projecting wing with a side gable roof. Centered under the ridgeline of the main house, there is a small double-hung window in the attic and on the main floor, there is a pair of double-hung windows to the west and a single double-hung window to the east placed in rough symmetry. On the west wing, there is a single double-hung window roughly centered. Basement windows mirror the location and width of the first floor windows in this facade.

Original siding has been replaced or covered with vinyl, and while the proportion of the shiplap is a good match for the period, the material is quite visibly not.

OWNER

FORTUNO, EDGARDO III
1719 S 5TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 16 BLOCK 10 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1730 S. 5TH AVE

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled home is a late example of the Craftsman style. Indeed, many of the Craftsman decorative elements may not have been widely available, as the stylistic determination must be based on the presence of an enclosed porch, wide window groupings, long overhangs and open eaves—all of which had become rather unpopular by the mid 1930s.

The porch is contained in a gabled projection from the north side of the facade. This porch was likely never fully enclosed, and it is currently filled by four large screens extending between the two wooden support columns. Access to the porch is via its south elevation, and the main entry to the house is roughly centered under the ridge line. There is a group of three double-hung windows roughly centered in between the main entry and the north wall of the house. To the south of the porch, there is a side-gabled wing that projects from the main body of the house. The facade of this wing is flush with the facade of the rest of the house, and four narrow double-hung windows with a three over one arrangement are grouped in the rough center of this section of the facade. The house is finished in stucco.

OWNER

STERNBURG, JACK & ANNIE
 1730 S 5TH AVE
 SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 7 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1101 S. 6TH AVE

Construction Year	1924
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This rather unusually configured hip-roofed one story Minimal Traditional house has some slight Craftsman elements to it, but nothing sufficient to warrant assignment to that style.

The principal facade faces 6th Avenue and consists of two windows placed rather close to a wide chimney centrally located in the facade. Along the south elevation, there is a small projection under a common roofline, set back from the principal facade roughly equal in distance to the depth of the projection. To the north, an entry vestibule is set back from the principal facade.

On the secondary facade, facing 19th Street, there is a pair of double-hung windows. Another pair is located on the west elevation. A single double-hung window is located near the junction of the vestibule and the main body of the house.

OWNER

KRUGER, MIKE & JORUN
2104 E TAMARAC DR
SIOUX FALLS SD 57103

LEGAL

LOT 12 BLOCK 9 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1103 S. 6TH AVE

Construction Year	1920
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact and symmetric house is somewhat unusual for the neighborhood in that it has a Dutch hip roof.

The facade has a main entry with a gabled shelter supported by two curved brackets with an arched eave. To either side of the main entry, offset toward the corners of the facade, are groups of three double-hung windows, with the center window being noticeably wider than the flanking windows. The house is faced in stucco.

OWNER

MCDONNEL, DWIGHT W
1103 S 6TH ST
SIOUX FALLS SD 57105

LEGAL

LOT 11 BLOCK 9 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1105 S. 6TH AVE

Construction Year	1919
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house is superficially similar to 707 E 20th Street, including the compound roof slop. However, it appears that significant changes have been made to the front porch area on this structure.

This one-and-a-half story end-gabled Bungalow/Craftsman house has a broadly symmetric facade. The main entry is located off-center to the north with a grouping of three double-hung windows between the entry and a support column. To the south of the main entry, A four window assembly is roughly centered. The outer windows appear to be casements, while the inner windows appear to be fixed. These windows are not original, and there is no column at the south corner of the facade to match that at the north corner.

In the gable end, there are two shallow windows side by side, each consisting of three panes.

The siding is not original, although a credible effort was made in the gable end to match what was likely the original shake material. Along the first floor facade, siding consists of vertical panels.

OWNER

KEGLER, BRYAN L
1105 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 10 BLOCK 9 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1107 S. 6TH AVE

Construction Year	1920
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Minimal Traditional house has a symmetric facade dominated by a gabled porch roof.

The main entry is located in the center of the facade, with two pairs of double-hung windows centered on either side of the entry.

The house may have been Craftsman style, as there are decorative brackets supporting the eaves at the corners of the facade and below the ridgeline. The porch roof is probably a later addition. Rather than having a built up porch at finish floor level, the roof shelters a concrete patio surrounded by planters constructed from red Roman brick set in a Norman bond, materials which are more closely associated with the 1950s and 1960s. The support columns are also simple steel pipes, which would not be in character for 1920 construction. However, these alterations have strong indications that they were completed either within or very close to the close of the period of significance for this district.

The gable end is faced in vinyl siding, which is ordinarily problematic. However, the balance of the house retains the original stucco siding, and thus the house retains, overall, its historic character.

OWNER

KREGG, BRIAN J
 1107 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 9 BLOCK 9 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1114 S. 6TH AVE

Construction Year	1915
Preliminary NRHP Status	No Determination
Historic Function	
Current Function	
Style	LATE VICTORIAN
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-and-a-half story four square house consists of a well-cared for older section with two rather problematic additions to the north.

The original structure is a hip-roofed symmetric four-square house, with a very shallow sloped hip-roof porch running the full width of the first floor. The main entry is slightly offset to the south. To the north, a pair of double-hung windows are roughly centered between entry and north corner. To the south a single double-hung window is roughly centered as well. On the second floor two double-hung windows are symmetrically placed roughly one-third of the distance in from their respective corners. A hip roof dormer centered in the roof has three small windows in it.

The porch roof is supported by three columns. One at each corner and one to the left of the steps leading to the main entry. Siding on the first floor is narrow shiplap, with broader shiplap on the second floor.

To the north, there is a two stall garage with a flat roof set somewhat lower than the first floor, but not apparently at the same finish floor elevation as the basement of the main house. The garage is sided in wide shiplap. Above the garage, set back some distance, is a hip-roof addition with vertical panel siding and a pair of casement windows centered.

It seems highly probable that the two-stall garage dates to the period of significance for this district, but it is unlikely that the addition above was constructed during the period of significance. Determination of status depends on evaluation of the impact of the addition to the overall character of the structure.

OWNER

SHELTON, MAGGIE E & SAMUEL W
 1114 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB S 68.5' 1 & LOT 2 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1700 S. 6TH AVE

Construction Year	1942
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This side-gabled one-and-a-half story Minimal Traditional home has a largely symmetric facade. The main entry is located in the center, in a projecting vestibule with a gabled roof. The entry way is framed in modified Tuscan Order trim that was probably purchased as a single assembly from a millwork supplier. To the north, roughly centered in its section of the facade is a pair of double-hung windows. To the south, only a single double-hung window has been installed. A screened in porch has been added along the south elevation, roughly centered, and with its own gabled roof.

Siding is vinyl, which prevents the house from contributing to the character of the district.

OWNER

SCHMITZ, JOEL &
 1700 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 16 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1701 S. 6TH AVE

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This side-gabled one-and-a-half story side-gabled Minimal Traditional house presents an interesting face to 6th Avenue. The principal facade is extremely narrow, and the main entry is located quite close to the north corner of this facade. It is sheltered by a roof that begins with the slope of the main roof, but continues outwards, curving as it does in a manner that strongly suggests a ski-jump. This section of the roof is supported by two square columns. A single double-hung window is centered in the balance of the facade. To the north, a second side-gabled wing extends for almost two-thirds of the width of the principal facade, and in this facade, there are two double-hung windows symmetrically placed.

Along Dana Drive, the secondary facade includes a wide chimney which begins to taper at the upper window line. This chimney is located about halfway between the corner of this facade and the ridgeline. Between the chimney and corner, there is a double-hung window. An entry door is located off-center to the west, with a short window roughly centered between the door and the west corner of the facade. A double-hung window is centered below the ridgeline in the attic. A wide through wall shed roof dormer occupies much of the west elevation, and it affects the presentation of the Dana Drive facade.

Siding is shiplap which does not appear to be original, but is not out of character for the period of significance.

OWNER

HEXAMER, MARY ANNE
1701 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

1 & (EX S 116') LOT 2 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1703 S. 6TH AVE

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house was originally a highly symmetric one-and-a-half story end-gabled structure. However, a very large addition with a single-car a garage almost as wide, if not wider than, the original structure has been added to the south.

The original facade has a centrally placed entrance which is sheltered by a gabled roof extension supported by Tuscan columns. To either side, identical double-hung windows are placed equidistant. Above them, there are matching gabled dormers each with a double-hung window.

The addition to the south projects outward slightly with a lower roofline and a different overhang. Roughly centered between the corner of this addition and the garage door is a pair of short double-hung windows which do not share either window line with the rest of the facade.

Siding is shiplap and is not original, but the chief problem with the house is the massing and placement of the addition which essentially overwhelms the original structure. As there is no evidence that the addition was constructed during the period of significance, this property cannot contribute to the character of the district.

OWNER

BLANKESPOOR, MARK & BRENDA
6316 S LIMERICK CIR
SIOUX FALLS SD 57108

LEGAL

N 62' S 116' 1 & LOT 2 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1704 S. 6TH AVE

Construction Year	1942
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one story cross-gabled Minimal Traditional house has its main entry located in the rough center of its facade in a slightly outset vestibule with a gabled roof. This gabled projection is, in turn, located at the north corner of a larger gabled projection tied back into the main body of the house. South of the entry vestibule, there is a single double-hung window roughly centered in this section of the facade. To the north, another double-hung window is centered in its section of the facade. The north facade includes a small side-gabled wing that projects outward from the main body of the house, but is flush with its facade.

Siding appears to be metal, and the original trim around the entry also looks like it has been replaced by colored metal panels, thus preventing it from contributing to the character of the district.

OWNER

YARMAN, DAVID A & PRISCILLA M
1704 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 15 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1705 S. 6TH AVE

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This unique house has an unusual shape and sits on an unusual lot.

The first floor facade is broadly symmetric. The main entry is centrally with respect to the overall facade, and is located in a brick-faced hip-roofed section that comprises roughly two-thirds of the overall length of the facade. The entry is sheltered by a gabled porch roof supported by two brick columns. To the north, continuing with the brick faced section of the facade, there is a single double-hung window. To the south of the hip-roofed section is a side-gabled section that is setback some distance from the rest of the facade. It is sided in shiplap, and contains a Chicago-style window assembly with flanking double-hung windows that are rather wider than is typical for this arrangement. This window assembly is roughly symmetric in placement to the single double-hung window on the north side of the facade.

The siding is probably not original, but material and proportion are compatible with the period.

OWNER

SMOOT, TRACEY E
1705 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

VAC ALLEY LYING ADJ & N7 LOT 7 & S54 LOTS 1 & LOT 2 BLOCK 7 BAKER'S W. L.
ADDN TO CITY OF SIOUX FALLS

1708 S. 6TH AVE

Construction Year	1945
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	MIXED
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This distinctive one-story hip-roofed home has some International Style touches, despite having an overall form that is far more traditional.

The facade is asymmetrical, with a hip-roofed wing projecting on the north. This projection extends all the way to the main entry, which is centrally located and recessed slightly. An International Style touch here is the use of a corner window in the north corner. The balance of this facade is blank. To the south of the main entry, there is a curved wall principally decorated with glass block and adjacent to this is a wide red brick chimney and another corner window.

Siding is vinyl, with a lap pattern that is not characteristic of the period of construction. Replacement of this material with any period-appropriate material, or restoration of the original siding if still in place under the vinyl could lead to this property becoming a key contributor to the character of the district.

OWNER

WOUNDED HEAD III, HERB &
1708 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 14 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1712 S. 6TH AVE

Construction Year	1942
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Minimal Traditional home has a roughly symmetric facade in keeping with many other structures in the neighborhood.

The main entry is centrally placed in a gabled vestibule with a roofline that dips slightly below the roofline of the main structure. Equidistantly placed to the north and south of the entry are, respectively, a double-hung window and a bay window assembly. The base of the bay window appears to be carried through to the foundation, suggesting that it is original to the structure. It has a shallow pitched roof that is tucked just under the main roofline. Centered above each first floor window is a gabled dormer with a double-hung window.

Siding is shiplap and, if not original to the structure, is at least compatible in proportion and material.

OWNER

KOPP, RACHEL I &
 1712 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 13 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1716 S. 6TH AVE

Construction Year	1942
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has its main entry situated just off-center to the south in a small vestibule that projects outward from the principal facade, but which does not extend past the eave overhang. The entry door is surrounded by Colonial Revival millwork based on the Tuscan Order. To the north, a pair of double-hung windows are centered in the gabled projection, with a single double-hung window centered below the ridgeline in the attic. South of the entry vestibule, another pair of double-hung windows is centered in this section of the facade.

First floor siding is shiplap which may be original. The gable is sided in vertical paneling with scalloped edges along the bottom of each plank.

OWNER

CEREMUGA, GEORGE A & MICHAELA R STEINBORN
 1716 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 12 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1720 S. 6TH AVE

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story Minimal Traditional home has an interesting balance of symmetry and asymmetry in its facade. There is a large gabled projection to the north which has a shallow recess for the main entry. However viewed without regard to the various projecting and recessed segments, the first floor facade is basically symmetrical. The main entry is located near the center of the structure, and the large windows are roughly equidistant from their respective corners of the facade.

The recess for the main entry is located on the south side of the gabled projection and is roughly one third the width of the projection. The door itself is located at the south end of the recessed area. In the attic area, a double-hung window is centered below the ridgeline. There is also a large red brick chimney on the south elevation offset from the ridgeline toward the facade.

OWNER

BERRY, RONALD RAY JR
 1720 S 6TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 11 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1724 S. 6TH AVE

Construction Year	1945
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1724 is a roughly symmetric one-and-a-half story Minimal Traditional home.

The 6th Avenue facade features a wide, gabled entry vestibule which is bracketed on either side by double-hung windows centered in their respective sections of the facade. The front door is surrounded by a simple treatment that has Classical elements without conforming to any specific order.

Along 26th Street, the secondary facade consists principally of the gabled end of the main structure, with a side-gabled wing to the east. Within the main structure, windows are placed symmetrically, with two double-hung windows on the main floor mirrored on either side of the ridgeline, while a third double-hung window is centered under the ridgeline in the attic area. A fourth double-hung window is centered under the junction between the side gabled wing and the main structure of the house. There is also a breezeway constructed between the side gabled wing and an end-gabled single car garage. The breezeway is set back some distance from the facade, and consists of two double-hung windows to either side of a centrally placed screen door. The garage projects outwards from the breezeway, but not to an extent even with the secondary facade. Its garage door is to the east and an access door is located to the west.

Siding is vinyl, but if it is replaced with compatible materials, this property should be re-evaluated as contributing to the district's historic character.

OWNER

SCHOEN, SANDRA K
1724 S 6TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 10 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1101 S. 7TH AVE

Construction Year	1928
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story Minimal Traditional house has a symmetric principal facade which has been altered by the addition of a small porch.

As originally constructed, the facade was symmetric. The main entry is located almost dead-center in the facade being offset slightly to the north. Two pairs of double-hung windows are evenly spaced to either side of the main entry and a third pair is centered below the ridgeline in the attic. At a later date, but quite possibly still within the period of significance for the district, a porch was constructed extending from the main entry to the north corner of the facade. A metal awning was installed, supported by three wrought iron columns.

About one third of the length of the 19th Street facade from the east corner, there is a chimney with a broad base that tapers near the top window line. A small pair of double-hung windows is roughly centered between the chimney and the east corner of this facade, and another pair the same size are located roughly the same distance to the west. A single double-hung window is roughly centered between the west pair of double-hung windows and the west corner of the facade.

There is a small gable projection on the lower level originally housing a single car garage. The garage door has been replaced by a patio door.

The original siding has been replaced by vinyl.

OWNER

SCHUT, LARRY
712 E 20TH ST STE 400
SIOUX FALLS SD 57105

LEGAL

REALTY CO'S SUB N 95.2' 7 & LOT 8 BLOCK 8 BOULEVARD ADDN TO CITY OF
SIOUX FALLS

1125 S. 7TH AVE

Construction Year	1921
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This compact end-gable house is a late example of Craftsman decorative style.

The facade is symmetric and dominated by a broad porch that runs almost the full width of the house. Both porch and house have gabled roofs; however, the porch roof has a shallower pitch than the house proper. Both have open eaves with decorative brackets located at the ridgeline and the corners. The main entry is centered on the porch, with two pairs of wide double-hung windows to either side. The house is faced in stucco

OWNER

SFERRAZZA, ANTHONY & JENEIL A
7001 S HIGH CROSS TRL
SIOUX FALLS SD 57108

LEGAL

REALTY CO'S SUB S 48' 7 & LOT 8 BLOCK 8 BOULEVARD ADDN TO CITY OF SIOUX FALLS

1201 S. 7TH AVE

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE VICTORIAN
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-and-a-half story hip-roofed structure is a very late example of the four-square form.

A porch roof extends the full width of the facade, providing a shelter for the main entry, which is located on the south side of the first floor facade, as well as providing a roof for a sunroom which projects off the first floor facade. The main entry is off-center in the main facade, closer to the sunroom. The sunroom has a pair of double-hung windows on the north and south elevations and a grouping of four double-hung windows on its facade. On the second floor, two pairs of double-hung windows are located symmetrically. On the roof, a hip dormer has a pair of square divided light windows. The facade is faced in brick up to the lower window line on the first floor. This brick is also carried around to form the porch enclosure. An elaborate window box with corbeled supports runs below the sunroom windows. Above the brick, the balance of the house is faced in stucco.

OWNER

KOCH, JOHN INVESTMENTS LLC
 1102 S PHILLIPS AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 1 JOHN KOCH INVESTMENTS ADDITION TO SIOUX FALLS

1705 S. 7TH AVE

Construction Year	1942
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1705 S. 7th Avenue is a compact cross-gabled example of a Minimal Traditional home. The main entry is roughly centered in the facade, and although it is located under the roof of the cross-gabled extension, it is flush with the principal facade, thus the small recessed section of the cross-gabled extension provides a bit of shelter. To the south, the balance of the gabled extension has a short Chicago-style window assembly with sliding units to either side of a central fixed unit. North of the main entry is a bay window unit that appears to be a later addition. It has minimal supporting tiebacks into the structure of the house.

While the bay window is probably an alteration that occurred after the close of the district's period of significance, that is not an insurmountable objection, as bay windows of this approximate proportion can be found elsewhere in the district in contributing properties. A greater problem is the use of synthetic siding material which has neither a proportion or a composition that is compatible with the period.

OWNER

FOSTER, ROBERT E
1705 S 7TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 1 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1709 S. 7TH AVE

Construction Year	1942
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1709 S. 7th is a near duplicate of 1705 S. 7th. Both houses are single story cross-gabled Minimal Traditional structure, and both houses have a narrow and shallow recess in the cross-gabled projection that provides a small sheltered area for the main entry, which is centrally located in the principal facade.

However, the chief differences between the two are in the windows and siding. 1709 has a single double-hung window located near the north corner of the recessed area on the cross-gable projection. North of the main entry, there is another double-hung window roughly centered in this section of the facade. To the south a long carport has been added that runs nearly the full length of this elevation, and at the back of it there is a single-car garage.

Siding is shiplap which is broadly consistent with the period of construction and the period of significance for the district.

OWNER

NASH, TIMOTHY P & ELAINE D & REBECCA L BROWN
 501 N LEADALE AVE
 SIOUX FALLS SD 57103

LEGAL

LOT 2 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1715 S. 7TH AVE

Construction Year	1942
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house is a one-story cross-gabled Minimal Traditional structure. Its principal facade features a gabled projection to the north that occupies roughly one half the facade's width. In it there is a single double-hung window centered. The main entry is tucked into the junction between the gabled projection and the rest of the facade. Centered south of the main junction is another double-hung window.

The roofline of the main structure is carried south to enclose a carport which is open on the south and supported by three wood columns. As with 1709, there is a single-car garage at the back of the carport.

The siding may not be original, but it resembles siding available at the time of construction in both composition and proportion.

OWNER

TOWNSEND, MICHAEL
1715 S 7TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 3 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1717 S. 7TH AVE

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1717 S. 7th is a one-and-a-half-story side-gabled structure with a simple, symmetrical facade. There is a projecting entry vestibule with a gabled roof centrally located, and centrally placed on either side of the vestibule are double-hung windows. The siding is cedar shake which would be unusual, but not unheard of, as a siding material during this district's period of significance. Absent conclusive evidence that the siding was applied outside the period of significance, the structure should be included among properties contributing to the historical significance of the district.

OWNER

HURLY, KEITH J
 1717 S 7TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 4 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1721 S. 7TH AVE

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional home has a centrally located main entrance that adjoins a gabled projection to the south. This projection has a single double-hung window centered in its facade, with a narrow arch-topped attic vent above. The main entry has a small sheltering roof which extends outward from the main roof at a slightly lower pitch. This roof is tied into the gabled projection to the south and is supported by a small column to the north. The balance of the principal facade has two double-hung windows placed symmetrically.

The house has been faced in brown brick up to the lower window line with redwood or cedar shakes matching those on 1717 on the balance of the facade. As with 1717, these shakes could have been installed during the period of significance, if not at the time of construction.

OWNER

PALMER, BARBARA CAROL & GAYLE SUZANNE MOONEY
 1721 S 7TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 5 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1725 S. 7TH AVE

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1725 S 7th Avenue is, overall, a near duplicate of 1717 S 7th. Both are one-and-a-half story Minimal Traditional side-gabled structures with nearly identical facades.

This house has a projecting entry vestibule with a gabled roof located in the center of the facade. To either side of it, centered in its section of the facade, is a double-hung window. The main entry is surrounded by Classical trim including fluted Tuscan pilasters.

Siding appears to be metal and was almost certainly not installed during the period of significance for this district.

OWNER

FISCHER, ERIC A & BRITTANY J
1725 S 7TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 6 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1729 S. 7TH AVE

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1729 S. 7th started life as a one-and-a-half story Minimal Traditional house with a broadly symmetric facade.

A centrally placed gabled projection contained the main entry, trimmed in modified Tuscan millwork, and a double-hung window placed symmetrically, with the entry located on the south side of the projection and the window to the north. South of the gabled projection, a fixed window is centered in its section of the facade.

However, to the north, at an unknown date, the facade was extended outward via a flat roof, so that it is now flush with the gabled projection. A double-hung window is located in the center of this section of the facade.

The addition might have been constructed during the period of significance for the district; however, the use of vinyl siding, even though its lap is consistent with the period of construction keeps the house from contributing to the character of the district.

OWNER

BALCER, MARK L
1729 S 7TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 7 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1733 S. 7TH AVE

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This structure is a one story cross-gabled Minimal Traditional house that has been added onto extensively at the rear.

The facade is a mixture of symmetry and asymmetry. Ignoring the offsets for the two gabled projections, the first floor facade is symmetric. The main entry is centered in the facade, and to either side of it, double-hung windows are placed equidistantly. The asymmetric interest comes from the alternating left-right gabled projections. The larger projection extends from the north, and the entry is contained in a gabled vestibule at the south end of the north gable projection.

Siding matches the original proportions, but since it is vinyl, it detracts from the historic character of the structure.

OWNER

PROSTROLLO, MELISSA
 1733 S 7TH AVE
 SIOUX FALLS SD 57105

LEGAL

LOT 8 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1737 S. 7TH AVE

Construction Year	1946
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house is a single story hip-roofed Minimal Traditional home with symmetries to be found on both the 7th Avenue and 26th Street facades.

The main entry is on the 7th Avenue facade, and is centrally located in a projecting vestibule with a gabled roof. The entry is trim is Classical without being derived from any particular order. To the south of the entry vestibule, a double-hung window is located near the junction between the principal facade and the vestibule. To the north, a narrower double-hung window is placed roughly the same distance in from the north corner as the south double-hung window is from the south corner of the facade.

Along 26th Street, there are two Chicago-style window assemblies, placed with rough symmetry along the main body of the structure. To the west, flush with the facade of the rest of the house, but with a lower side-gabled roof, is a wing with an entry door and a small double-hung window roughly centered between the entry door and the west corner of the facade.

The shiplap siding appears to be the original material.

OWNER

SCHREINER, JORDAN L & ANGELICA
1737 S 7TH AVE
SIOUX FALLS SD 57105

LEGAL

LOT 9 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1408 S. CARTER PL

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1408 S. Carter Place, a single story cross-gabled Ranch, is an excellent example of the transition from the Minimal Traditional style to Ranch style.

Minimal Traditional homes generally continued a downsizing trend in domestic architecture, away from the two to two-and-a-half story four square forms that were popular around the turn of the century. The Minimal Traditional home was typically one or one-and-a-half stories in height, and while their plans tended to be square or nearly so, as the 30s and 40s went on, the influence, especially of Frank Lloyd Wright led to a growing use of rectangular arrangements. Such arrangements were also better suited to 'single floor' living, as they facilitated division of the main floor into separate zones which earlier homes, such as the four square, had done vertically.

As the baby boom and the reduced cost per square foot of construction impacted houses in the 1950s and 1960s, homes would begin to increase in size, ultimately surpassing the typical square footage of the four square house, especially when modern amenities such as garages were included in the calculation.

However, the turning point between the revivalist styles of the early 20th Century and the ultimately modern vernacular of the mid-20th century happened here, during the late 1940s and early 1950s.

This asymmetrical side-gabled house has a projecting wing to the south which identifies the sleeping and personal space section of the floor plan. It has a wider double-hung window placed off-center to the south and a narrower one near the north corner. The balance of the facade has its main entry located roughly in the center. To the south, a Chicago-style picture window with flanking casements is located off-center to the north, and to the north of the entry, there are two pairs of casements which are also off-center, this time to the south.

The siding is shiplap and may be original. If not, it matches the proportion and composition characteristic of the period. The gable is trimmed in vertical panels with scalloped bases.

OWNER

HEGGE, ROBERT L
1408 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

LOT 16A BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1501 S. CARTER PL

Construction Year	1940
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story home with attached garage and sunroom represents a very loose interpretation of the Colonial Revival Style.

Like all 'Revival' styles, the Colonial Revival was essentially a matter of applying a collection of largely predetermined styling cues and some design elements onto a thoroughly modern form factor. For example, the narrow window often found on the center of the second floor above the entry almost always corresponds to a bathroom with indoor plumbing, a feature which was essentially unheard of in the Colonial period. Further, Colonial period homes were not always as rigidly symmetric as the designs that were popular during the Colonial Revival period. It is also the case that detached urban residences were almost exclusively the preserve of wealthy individuals during the Colonial period. Middle-class families, such as they were, would typically own or rent townhomes.

This slightly asymmetric Colonial Revival is an interesting departure from the near universal symmetry seen elsewhere in this neighborhood's Colonial Revival homes.

The main entry is centrally located in a projecting vestibule with a gabled roof. Double-hung windows are found to either side of the entry. However, they are not the same size, and the northern double-hung window is also offset closer to the north corner of the principal facade than the south window. The second floor facade overhangs the first floor slightly, and its windows are equidistantly placed from the corners. However, the northern window is once again smaller than the southern window.

North of the main body of the house, there is a side-gabled two car garage with a secondary entry. The secondary entry is at the finish floor elevation of the house and is approached by a small stoop, whereas the garage floor is at a lower elevation, and the difference in elevation is sufficient to require an adjustment to the roofline sufficient to provide proper clearance for the secondary entry.

To the south, a shed roofed sunroom has been added with four double-hung windows along its facade.

The sunroom is faced in cultured stone and the balance of the house has vinyl siding.

OWNER

STRAND, PAUL & PAULA 2017 LIVING TRUST
1501 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

CO AUD SUB TR 2 & N1/2 1 & LOT 2 BLOCK 2 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1505 S. CARTER PL

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story side-gabled home, another Colonial Revival, has several of the features typical of the style.

The facade is symmetric, with a projecting entry vestibule that is, somewhat unusually, topped by a curved metal roof more closely associated with the French Renaissance Revival style. To either side, identical double-hung windows are equidistantly spaced. The second floor overhangs the first, and two of its double-hung windows are centered above those on the first floor. A third, smaller, double-hung window is centered above the entry.

The second floor of the facade is faced in shiplap siding. The entry vestibule is faced in brick, and the original material on the first floor facade has been replaced with cultured stone. This material is not compatible with the overall style of the house and prevents it from contributing to the character of the district.

OWNER

CARLSON, HENRY T & JESSICA A
1505 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

S1/2 1 & 1/2 VAC ALLEY (EX W 14' S1/2 2 & W 15' N1/2 VAC ALLEY) LOT 2 BLOCK 2
BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1509 S. CARTER PL

Construction Year	1950
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This single story hip-roofed house is an outstanding early example of the ranch style.

The asymmetrical facade has a massive chimney faced in stone set in a random ashlar pattern. This stone trim is carried along to the south as far up as the lower window line. The main entry is recessed and immediately north of the chimney. To the south of the chimney, a large Chicago-style window assembly with flanking casements is centered in this section of the facade. To the north of the main entry, three window groupings are arranged asymmetrically. A larger Chicago-style window assembly with flanking casements is placed somewhat close to the main entry, while to the north, a smaller Chicago-style window assembly, again with flanking casements, is placed rather close to a grouping of three casements at the north corner of the principal facade. These casements are part of a corner window grouping, with two more casements on the north elevation of the main structure. Set well back from the main facade is a wing housing a two car garage. Between the garage proper and the main body of the house is a recessed area containing a secondary entry adjacent to the main body of the house and two rather wide casements centered between the entry and the garage.

On the Park Drive facade, there is another Chicago-style window assembly with flanking casements, significantly shorter than the one located around the corner on the primary facade. On a roughly symmetric location at the other end of this facade is a short pair of roughly square fixed windows.

Siding, apart from the stone, is generally shiplap. However, there are vertical panels on the principal facade south of the chimney.

The shiplap siding may not be original, but it is compatible with materials available at the time of construction.

OWNER

ANDERSON, DAVID V
1509 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & LOT 7 BLOCK 2 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1510 S. CARTER PL

Construction Year	1953
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one story hip-roofed home is another fine example of the early Ranch style, one which clearly demonstrates the style's roots in the residential architecture of Frank Lloyd Wright.

The facade is rambling and irregular, suggesting the 'inside-out' approach to residential architecture promoted by Wright and which ultimately derives from Louis Sullivan's aphorism that "form ever follows function."

At the north end of the facade there is a two car garage. A secondary entrance south of the garage is recessed, with a pair of casement windows on the south wall of the recess. The door appears to be original, and has three large square lights stacked. South of the entry, the main body of the house projects outward, and is noteworthy for its abundance of windows. There is a group of three double-hung windows near the north corner of this section of facade. South of this grouping is a grouping of five more double-hung windows and then the main entry is identified by an assembly of 12 fixed pane windows in matrix four units wide and three units high. The entry door is located north of this window assembly and the porch area is surrounded by half-height brick planters. South of the main entry a single casement is placed rather close to a wing which extends west from the main body of the house. There is a grouping of three casements centered in the facade of this wing.

Along Park Drive, there are three more casements near the west corner of this facade, and another grouping of two close by. Farther east, there is a single short, rectangular and possibly fixed window high on the facade. And farther east is a grouping of five more windows of this type.

The house is primarily faced in Norman brick set in a running bond, however there is a wood frieze that runs between the upper window line and the roofline.

OWNER

BILLION, STEPHEN P & CATHERINE M
1510 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

LOTS 13 & LOT 14 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1601 S. CARTER PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a compact, cross-gabled one-and-a-half story Minimal Traditional home.

The facade is asymmetrical, with the cross-gabled section projecting outward slightly and extending roughly half the overall length of the facade. The main entry is located toward the north corner of the gabled section, and is surrounded by a fine example of Colonial Revival trim, with fluted pilasters extending upward to a detailed frieze with dentil cornice and a broken pediment above. Roughly centered in the balance of the facade to the south is a single double-hung window. There is also a narrow vent under the ridgeline in the attic. To the north, a pair of double-hung windows are centered in this section of the facade.

Along Park Drive, there is a large brick chimney located roughly halfway between the east corner of this facade and the ridgeline. Two narrow double-hung windows are equidistantly placed to either side of it. Off-center to the west of the ridgeline is a secondary entry, and another double-hung window is roughly centered between the entry and the corner of the main structure. Beyond this corner, flush with the facade, a shed-roofed sunroom has been added. The sunroom has a window assembly with two sliding units to either side of a fixed unit.

Siding is shiplap which, if not original, is compatible with the period of construction.

OWNER

HESS, SHARON K
1601 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 1 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1602 S. CARTER PL

Construction Year	1950
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Minimal Traditional house has a broadly symmetric facade with asymmetric details.

The main entry is located in a projecting vestibule with a gable roof centered on the facade. The entry itself is located near the south corner of the vestibule. To the south, is a wide fixed window divided into 24 separate panes in a six by four arrangement. North of the entry vestibule is a pair of double-hung windows. A single double-hung window is located immediately above and centered on the entry vestibule.

Siding is stucco. However, the stucco on the entry vestibule and up to the lower window line on the south side of the facade has been dressed to resemble random course ashlar stone.

OWNER

GASPAR, DUSTIN & LAURA HOFER
 1602 S CARTER PL
 SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY ADJ LOTS 11 & 12 & ALL LOT 11 BLOCK 6 BAKER'S W. L. ADDN TO CITYOF SIOUX FALLS

1603 S. CARTER PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one story Minimal Traditional house has had a large enclosed porch added, dramatically altering its original appearance.

The facade is asymmetric, with the cross-gable extension being somewhat wider than half the overall facade, and located to the north. Within this extension, the main entry is located toward the south, while off-center to the north, a single double-hung window can be found. South of the gabled extension, there is a double-hung window centered in the balance of the facade.

At what appears to be a comparatively early date, a shed-roofed porch enclosure was constructed. The entry to the porch is at the north end, opposite the main entry to the house, and thus the porch overlaps both the facade of the main body of the house as well as part of the gabled extension. The balance of the porch facade is a group of fifteen screen assemblies in a five by three matrix. The ten upper screens are approximately square, while the five along the bottom row are shallow rectangles.

Siding is shiplap, either original or compatible, and while there is no definitive date assigned to the porch, there is a strong likelihood that it was constructed during the period of significance.

OWNER

REUSS, SHAWN REVOCABLE TRUST C/O JAMES REUSS
120 W 41ST
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 2 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1604 S. CARTER PL

Construction Year	1940
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This hip-roofed one-story Minimal Traditional house has a gabled extension to the main body of the house.

This home's facade is asymmetric, with an unusual treatment of the main entry. The main entry is in a projecting vestibule immediately south of the gabled extension. The roof for the vestibule is a shallow shed configuration carried back into the primary roof. This roof also overhangs the entry to provide a small sheltered area. The roof is tied into the gabled extension to the north and supported by a wrought iron column to the south. The entry door itself is located at the north corner of the vestibule.

North of the entry vestibule in the gabled extension, there is a pair of double-hung windows centered. South of the entry vestibule there are two double-hung windows placed with approximate symmetry in this section of the facade.

Siding on the entry vestibule and the gabled extension is vinyl, which is problematic, while the facade south of the entry vestibule is faced in stucco.

OWNER

RICHARDS, JODY K
1604 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 10 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1605 S. CARTER PL

Construction Year	1938
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a one-and-a-half story cross-gabled Minimal Traditional house with a sheltered porch and a prominent gabled wing.

The facade is divided roughly in half by the gabled wing which has a pair of double-hung windows centered on the first floor and a single double-hung window centered in the attic. The main entry to the house is on the south elevation of this wing.

To the south of the gabled wing, a porch runs the length of the facade and extends out flush with the facade of the gabled wing. The porch has a curved roof that ties back into that of the main house. This roof is supported by three equally spaced columns forming three bays, with the third bay tied into the gabled wing. There are a pair of double-hung windows centered in this section of the facade, and on the roof above it, centered, is a gabled dormer has another double-hung window.

Siding in general is vinyl shiplap; however, vertical panels are used on the first floor facade under the porch.

OWNER

ARCHER, MEGHAN L &
1605 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 3 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1606 S. CARTER PL

Construction Year	1929
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Tudor Revival home has a side-gabled wing extending from its south elevation.

The principal facade features a main entry near the south corner in a recess that is topped by a brick arch. Centered in the balance of the facade to the north is a single double-hung window. Another double-hung window is centered below the ridgeline in the attic.

South of this section, there is a recessed side-gabled wing which has a grouping of three double-hung windows, with the central window being rather wider than the two flanking it. A large, tapering chimney, with extensive brick detailing is centered on the south elevation of this wing.

Overall the house is faced in stucco.

OWNER

DEWITT GENERAL CONTRACTING INCORPORATED
2517 E STANTON CIRCLE
SIOUX FALLS SD 57103

LEGAL

W1/2 VAC ALLEY & LOT 9 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1607 S. CARTER PL

Construction Year	1939
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one story cross-gabled house could be considered either a very late stage Prairie School home or an example of the Ranch style that is so early it predates the assignation of that name to that style.

A wide cross-gabled wing to the south has a bay window centered in its facade and decorative pilasters in the corners. North of this wing is an enclosed porch of roughly the same width. The porch facade can be divided into six bays, with the first two from the south and the north three containing three fixed windows each, stacked. The third bay in from the south contains the entry door. The shallow pitch shed roof over the porch is tied back into the main roof. North of the porch there is a double-hung window centered. The facade then steps back slightly and terminates. Set well back from the main body of the house and centered under its roofline is a short walkway with a secondary entrance that connects the house proper to an end-gabled two car garage which projects outward slightly from the facade of the walkway.

The facade is principally faced in stucco, with a trim line applied to at the lower window line north of the porch. The setback facade, north elevation, and the facades of the walkway and garage are all shiplap. The shiplap siding is consistent with the period.

OWNER

PURE FITNESS LLC DBA NEXT LEVEL RENTALS
530 N KIWANIS AVE
SIOUX FALLS SD 57104

LEGAL

E1/2 VAC ALLEY & 4 & LOT 5 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1608 S. CARTER PL

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival has several unique features.

A prominent part of the facade is the cross-gabled projection on its north side. However, instead of this gabled projection extending to increase the first floor area, it is open below the attic, providing a sheltered porch. The porch is open, with quarter circle transitions from column to lintel at either corner. The main entry is immediately south of the gabled projection, and has a small sheltering roof which curves back into the main body of the house. The main entry consists of a door with flanking sidelights. Roughly centered in the balance of the facade south is a group of three double-hung windows.

On the Dutch hip roof, approximately centered between the gabled projection and the south elevation, there is a recessed shed-roof dormer with a pair of double-hung windows and a small decorative wrought iron balcony. A wide brick chimney is located on the south elevation roughly halfway between the facade and ridgeline.

Siding is stucco with half-timbering in the attic portion of the gabled projection.

OWNER

KLOIBER, CURTIS A & MELODEE R
1608 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 8 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1610 S. CARTER PL

Construction Year	1946
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has a rather unusual roof treatment.

The cross-gable on this house does not extend outward from the principal facade. It is rather more than half the width of the overall facade, and it encompasses the main entry which is approximately centered, although offset to the south. South of the main entry, there is a double-hung window centered, and north of it there is a bay window also centered in its section of the facade. Centered below the ridgeline on the cross-gable in the attic is another double-hung window.

Instead of the cross-gable feature extending beyond the main body of the house, the roofline of the main body of the house is carried forward to wrap around the gable feature. This accomplishes two purposes. First it provides a shelter for the main entry and secondly, it furnishes serves as a roof for the bay window.

OWNER

BENTAAS, JUSTIN JAMES
1610 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 7 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1613 S. CARTER PL

Construction Year	1928
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional home has a unique way of incorporating the entry vestibule with the cross-gabled projection.

The cross-gabled projection is roughly symmetric, with a single double-hung window in the attic area centered below the ridgeline and a pair of double-hung windows on the main floor centered below it. This section of the gabled projection is roughly half the width of the overall facade.

To the south, the main entry vestibule is included in the gabled projection under a roof which curves away from the pitch of the balance of the roof. This creates an asymmetric roofline for the gable projection. The entry itself is located on the north side of the vestibule and is sheltered by a shallow pitched gable roof supported by wrought iron columns. To the south, two double-hung windows are paired and centered in this section of the facade. To the north, a side-gabled single car garage is attached flush with the gabled projection. Its finish floor is noticeably lower than that of the house proper.

The house is faced in stucco.

OWNER

HUNTER, DIANE K
1613 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 6 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1615 S. CARTER PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

1615 S. Carter is a one story cross-gabled Minimal Traditional house with rather unusual detailing in stucco.

The cross-gabled extension is located on the north section of the facade and is rather more than half is overall width. On this facade, the main entry is located to the south and a pair of double-hung windows is roughly symmetrical with it to the north. A larger double-hung window is centered in the balance of the facade south of the cross-gabled extension.

Siding is stucco, and above the door and window group on the cross-gabled extension are two semicircular panels in the stucco, each divided into six equal segments.

OWNER

GOOD, LARRY D
1615 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 7 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1617 S. CARTER PL

Construction Year	1928
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a one story end-gabled Craftsman home. Its facade along Carter Place is asymmetrical. The wide porch, a typical feature of the style, is offset to the south of the main body of the house, and the facade under the porch is also asymmetric. Access to the porch is centrally located, with half-height brick columns to either side. However, the entry to the house is not opposite this access. Rather it is offset to the south. Double-hung windows are located at either end of the porch, which is supported by Craftsman style columns at its corner. A small side-gabled wing projects south from the main body of the house, flush with the facade. There are no windows on the side of this wing which faces Carter Place.

Along Dana Drive, there are three double-hung windows grouped and centered on the facade of the wing. Past the wing to the west, French doors have been added and there are two more rather short windows. One off-center to the west and the other at the west corner of this facade.

The first floor has been re-sided in a composite material formed into horizontal strips that bear only a superficial resemblance to shiplap. Gable ends have been re-sided in a texture composite that is a more credible imitation of the shakes which may have been there originally. The lack of true shiplap siding on the first floor detracts significantly from the historic character of the house.

OWNER

NGUYEN, LOC & KELLY
1617 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 8 BLOCK 9 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1624 S. CARTER PL

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-story cross-hipped house is another example of the transition from Minimal Traditional style to Ranch style. The overall footprint of this house is more irregular than typical for Minimal Traditional homes, although the arrangement is less rectangular than Ranch forms.

The Carter Place facade is simple, and consists of a hipped extension to the north which contains the main entry toward the south and a pair of double-hung windows roughly centered in the balance of the facade to the north. South of the hipped extension, a Chicago-style window assembly with rather narrow flanking double-hung windows is placed off-center toward the north.

Along Dana Drive, a hip-roofed extension projects outward with a fairly wide chimney centered in its facade. East of this extension there is a section of the facade with a large five pane bow window unit. Farther east there is a hip-roofed wing which extends outward from the east elevation of the main body of the house. It has a single double-hung window roughly centered. Another shallow hip-roofed extension to this extension includes a single double-hung window on the Dana Drive facade, with a group of three double-hung windows on the east elevation. The roof for this extension carries farther north and provides a shelter for the back door.

Between the house and garage, there is a sheltered area which, based on the style of the columns and the brickwork along the base, is roughly contemporaneous with the house itself.

The garage is a hip roofed two stall affair, with the eastern stall having a lower door and presumably a lower floor than the west stall.

Siding for both garage and house is stucco.

OWNER

STRATTON, RANDY R
1624 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & LOT 6 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1700 S. CARTER PL

Construction Year	1939
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story side-gabled Colonial Revival house is one of several in the neighborhood with an overhanging second floor. Unlike many of the others, it retains enough historic integrity to contribute to the district.

The facade is, as typical for the type, strongly symmetrical. The entry, centrally placed, is surrounded by simplified Tuscan trim. To either side, double-hung windows are equidistantly spaced. On the second floor, double-hung windows are matched to those on the first floor, with a third double-hung window, narrower than the others centered above the entry.

The roof is wood shake and siding on the upper floor is shiplap, possibly original, but definitely compatible, and on the first floor, vertical panels.

OWNER

PHILLIPS, LAURA J & FRANCIS D
1700 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

3 & /EX S 59' / LOT 4 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1701 S. CARTER PL

Construction Year	1930
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival house has a Tudor arch above the door. Despite the abundance of Tudor Revival homes in this district, this arch, which is a key element of the style in general, is rarely seen. On the other hand, the roof pitch for this house is a bit shallower than typical for this style.

The cross-gable feature does not extend past the facade of the structure, and therefore the roofline of the main structure is wrapped around the cross-gable feature until it meets a smaller cross-gable feature, this one projecting outward slightly farther than the eave overhang. Roughly centered in this projection is the main entry topped by the aforementioned Tudor arch.

To the south, a pair of double-hung windows is off-center to the north, and to the north of the main entry, another pair of double-hung windows is off-center to the south.

Along the north facade, which faces Dana Drive, there is a gabled extension flush with the Carter Place facade. A tall stucco faced chimney is centered on this extension with double-hung windows to either side. Past the extension, a pair of double-hung windows on the main floor is slightly off-center to the west, and above them in the attic there is a pair of double-hung windows centered under the ridgeline. To the west of the main body of the house, a side-gabled two car garage is set well back from the Dana Drive facade, with a narrow walkway containing a separate entry connecting garage and house.

The house in general is faced in stucco, with dressed areas along the foundation resembling random course ashlar stone in stairstep arrangements at the corners and surrounding the door. The chimney also has random stucco 'stones' dressed into it, including rather intricate detailing at the top. There is also an inverted cruciform shape on the chimney which might have scandalized or terrified passersby had it been constructed during the actual Tudor period.

OWNER

MATTHIESEN, BRADLEY J & JANET L
1701 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 1 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1703 S. CARTER PL

Construction Year	1936
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Minimal Traditional house has two large overlapping gables that comprise its facade.

The facade of this house has a cross-gabled projection that is roughly two-thirds of the overall width of the house. It has a pair of double-hung windows centered on the main floor and a narrow but tall arch topped vent below the ridgeline in the attic. One the north elevation of this projection there is a double-hung window and a tall and rather wide brick chimney.

Set back from the larger gable projection is a smaller gable projection which, although spatially 'behind' the larger projection, has a lower peak. Its roofline is carried well below that of the main body of the house, terminating roughly even with the top window line. The main entry is located adjacent to the junction between the two gabled projections, and is topped with a detailed fan. A small double-hung window is centered between the door and the north corner of this facade. There is a small gap between this gable extension and the north elevation of the main body of the house, and it is in this area alone that the main body of the house is exposed on the facade.

Siding is shiplap which, if not original, is of compatible material and proportion.

OWNER

HOUWMAN, JENNIFER L
1703 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 2 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1704 S. CARTER PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has a proportionally rather large two car garage attached to the south.

The facade is asymmetrical, with the cross-gabled projection at the north having a recessed area at its south that provides shelter for the main entry. The overhang is supported by a narrow square column at the outside corner that is matched by a pilaster of the same basic shape on the gabled projection. To the north, a pair of double-hung windows is centered in the balance of the facade. On the attic level another double-hung window is centered under the ridgeline. South of the gabled projection, a large fixed window is centered in the facade. To the south of the main body of the house, a large brick chimney is located roughly halfway between facade and ridgeline. The two car side-gabled garage is attached to the back of the house by a narrow walkway set back slightly from the garage facade. There is an access door for the garage at its north corner, with the balance of the facade occupied by the garage door.

Siding is shiplap on the main floor, with stucco in the gable on the facade.

Even if the garage were added outside the period of significance, it is set so far back from the main body of the house that it does not dominate the overall massing of the historical features.

OWNER

DERUYTER, DONNA
1704 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

N1/2 ALLEY & S 59' 3 & LOT 4 BLOCK 7 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1705 S. CARTER PL

Construction Year	1938
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story side-gabled Colonial Revival home has the strongly symmetrical configuration typical of the style, especially as implemented in this neighborhood.

The main entry is centrally located in a rather wide projecting vestibule with a flat roof. To either side, double-hung windows are equidistantly spaced, with matching, albeit shorter, double-hung windows on the second floor. There is no central window on this floor. Rather the roof of the vestibule is trimmed with decorative balcony railings in wrought iron.

Siding is shiplap which, if not original, is at least consistent with the period.

OWNER

GEBHART, STANLEY J & JODI L
 1705 S CARTER PL
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 3 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1707 S. CARTER PL

Construction Year	1932
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Tudor Revival home has rather elaborate decorative buttresses flanking its main entry.

The facade of this home features the familiar 'left-right' alternating gable pattern where the larger gable projects out from the north side of the facade, with a smaller gable projecting from the larger one at its south side.

The main entry is centered in the smaller gable, and to the north of it, a pair of double-hung windows are centered in the balance of the facade of the larger gable extension. South of the gabled projections, a pair of double-hung windows are centered.

In addition to the elaborate buttresses to either side of the door, there is detailed brick trim around the door which is itself slightly recessed. The brick is set into the stucco in a pattern of alternating headers and stretchers that carries through the arch over the door. Additionally there are brick rowlocks under the windows.

The builder may have been mixing styles. Although the overall presentation is Tudor Revival, the open eaves suggest Mission or Spanish Colonial Revival.

Siding is stucco.

OWNER

HORR, MARIAN E
1707 S CARTER PL
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 4 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

501 E. DANA DR

Construction Year	1925
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-and-a-half story side-gabled Colonial Revival is, more specifically, a Dutch Colonial Revival house. This style, decidedly rare in the city, is easily identified by the use of a gambrel or 'barn' roof.

The principal facade, along Dana Drive, is symmetrical, as typical for Colonial Revival homes, with a narrow entry vestibule having a hip roof tied back into the main roof. To either side are double-hung windows placed some what closer to the entry than to the corners of the house.

In the attic/second floor area, there is a wide shed dormer with four double-hung windows set as two adjacent windows at either end.

Along the 5th Avenue facade, there is a shallow pitched gable projection to the south which has a secondary entrance to the east and a double-hung window to the west on its north elevation. Along the facade of this projection there is a grouping of five double-hung windows. Two double-hung windows are centered in the balance of the first floor facade. Above the roofline, two double-hung windows are symmetrically, with a short rectangular window near the ridgeline corresponding to a second attic space.

East of the main structure there is a two stall garage. The garage addition is about as wide as the house itself and would be problematic if there were not some evidence that the garage itself is of rather early date.

In city sourced photography from 2010, the garage is shown with a flat roof and siding that is continuous with and in roughly the same state of deterioration as that of the house itself. The shiplap siding applied to the house may not be original, but it appears to be wood plank and it is narrower than what was commonly available from the 1960s onward, when Masonite and other wood-composite products came to dominate the market. The presence of a flat roof is also strongly suggestive of an early date. Flat roofs were commonly used for garages in Sioux Falls up to the early postwar period. The style fell out of favor largely due to maintenance concerns by the early 1960s. The garage's two-stall configuration also suggests an early date. Two stall garages fell out of favor with the introduction of wider garage doors in the late 1950s.

The current siding matches the siding shown in the city photograph, and is compatible with the district's period of significance. The foundation is faced in Norman brick set in a Norman bond.

OWNER

MONSON, TODD V & BETH L
501 E DANA DR
SIOUX FALLS SD 57105

LEGAL

W1/2 VAC ALLEY & 8 (EX S 50') & ALL LOT 9 BLOCK 8 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1600 E. DANA DR

Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

Although the city's database does not have a construction date for this house, aerial photography shows it on site as early as 1953.

1600 E Dana Drive is an excellent early example of the ranch style. The house is a single story side gabled structure with several wings and projections.

The main body of the house has a cross-gabled wing to the northeast with a Chicago-style window assembly centered in its facade. Immediately south, the main entry is located in a recessed section, and to the south of the entry, two pairs of double-hung windows are placed symmetrically in the balance of the facade. North of the main body of the house, there is a projection set back from but roughly the same width as the main body of the house, with a slightly lower roofline. Extending north from this section is another side-gabled section which is flush with the facade of the section it is attached to. A large rectangular fixed window is centered in the facade of this section.

Siding is shiplap on the main floor, with wood shake in the gable ends.

OWNER

VANDENTOP, PAUL A
1600 E DANA DR
SIOUX FALLS SD 57105

LEGAL

LOT 23 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1601 E. DANA DR

Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

Although no construction date is provided by the city, the house definitely appears on 1958 aerial photographs, is strongly hinted at in 1953 photographs, and even if not clearly visible in 1953 was probably already there, as deed restrictions on lots in the Baker Addition required new construction. The adjacent house, 1605 E. Dana, has a construction date of 1942, and that seems to be roughly correct for this house as well.

The house is a cross-gabled one-and-a-half story Minimal Traditional structure, with a rather unusual recessed entrance.

The principal facade along Dana Drive has a shallow cross-gabled section which has a deeply recessed main entry at its north corner. The entry, but not the door itself, is trimmed in a simplified Tuscan combination of pilasters and frieze. Off-center to the south on the balance of this facade is a double-hung window. To the north of the cross-gabled section is a bay window carried through to the foundation, indicating that it is original to the structure. The bay window has a shallow pitched roof tucked under the main roofline, and is centrally located in this section of the facade.

Along Park Drive, a brick chimney is located roughly halfway between the east corner of the facade and the ridgeline. Double-hung windows are symmetrically placed to either side of it. A gabled section projects outward from the west side of the facade and is roughly half its width. At the east side of this gabled section, there is a recessed area sheltering a secondary door set into the main facade. At the opposite corner of this gabled section, there is a double-hung window. At the attic level, there is a double-hung window centered under the ridgeline. Triangular vents are flush with the ridgeline in both gable ends. To the west, an end-gable single car garage with a compound sloped wounded dove roofline is connected to the house by a sheltered sidewalk. A bay shaped projection is set into the west elevation approximately flush with the north side of the main structure.

Siding is shiplap on the first floor and shake in the gable ends.

OWNER

WOODS, RAY & RAMONA
1604 S 4TH AVE
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 1 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1604 E. DANA DR

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house is a side-gabled one-story example of the Minimal Traditional style. The facade is strongly symmetric, with a centrally placed entry that is slightly recessed and framed in contrasting trim. To either side there is a double-hung window symmetrically placed.

Siding is shiplap which is either original or of compatible composition and proportion.

OWNER

BEEK, AMY S
1604 E DANA DR
SIOUX FALLS SD 57105

LEGAL

LOT 22 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1605 E. DANA DR

Construction Year	1942
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a one-and-a-half story cross-gabled Minimal Traditional home. The main entry is roughly centered in the overall facade on a cross-gabled section that projects outward from the principal facade. The entry vestibule is in a separate gabled section at the south end of the cross-gable section. The entry is sheltered under a gabled porch roof that is a recent addition (post 2011). The balance of the facade of the cross-gable section features a double-hung window that is located off-center to the north, with another double-hung window centered under the ridgeline in the attic area. South of the cross-gable section, a pair of double-hung windows are centered in the balance of the facade.

Siding is new shiplap which matches the proportion of the original material.

The only problematic consideration is the extension of the gabled roof over the porch, and here the concerns are the use of support brackets of a quasi-Classical style, the shallow arch at the bottom of the porch roof, and the removal of the original Classical trim around the door.

However, the house would have originally fit into the Minimal Traditional style, which means that its style is based on a general dearth of Revivalist elements, thus the removal of the one Colonial Revival element present on the facade, and its replacement with rather generic decorative elements does not change the stylistic assignment for the house. It was and remains a Minimal Traditional, contributing to the district as such.

OWNER

KREYKES, JOEL & MARLA
 1605 E DANA DR
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 2 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1608 E. DANA DR

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a one-and-a-half story cross-gabled Minimal Traditional house. The cross-gabled section is located on the south side of the facade and is somewhat less than half of its overall length. A pair of double-hung windows is centered in this facade with a round attic vent somewhat lower than usually seen is also centered below the ridgeline.

North of the cross-gabled section is an entry vestibule which projects outward from the main body of the house, but not as far as the gabled section. It has a shallow pitch shed roof that extends past the door and ends aligned with the roof of the gabled section, providing shelter for the small concrete stoop. The roof for the vestibule is then tied back into the main body of the structure. North of the vestibule, roughly centered, is a four unit bow window assembly. The bow window assembly is probably not original to the structure, but it is not out of character for the neighborhood.

In general, the house is faced in shiplap siding which is either original or compatible with the period. The entry vestibule is faced in tan brick which is period appropriate if not original. The large chimney on the south elevation is faced in stucco.

OWNER

BROWN, GREGG
1608 E DANA DR
SIOUX FALLS SD 57105

LEGAL

LOT 21 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1609 E. DANA DR

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has a wide porch sheltered by a roof which curves between the pitch of the house and porch. It is essentially the mirror image of 724 E Park Drive and nearly identical to 617 E. Wiswall Place.

The cross-gabled section of this house is approximately half of its overall width, and is situated on the south side of the facade. On the first floor there is a pair of double-hung windows centered, with a single double-hung window in the attic above. The main entry is located on the north elevation of this section.

To the North, a porch covers the balance of the facade, consisting of two bays with arched lintels extending between four narrow columns arranged in two pairs and pilaster trim on the cross-gable. On the facade under the porch roof there are two double-hung windows roughly centered in each of the two bays. A large brick chimney is located on the north elevation somewhat towards the center ridgeline.

The roofline of the house itself is carried into the shallower pitch of the porch roof by a wide radius curve that begins some distance in from the facade.

Siding is shiplap which is either original to the structure or compatible with the period.

OWNER

THOMS, SARAH J
 1609 E DANA DR
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & LOT 3 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1612 E. DANA DR

Construction Year	1947
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has its main entry roughly centered. The main entry is part of a gabled vestibule that extends outward from the south side of a larger cross-gabled section on the north side of the facade. This alternating 'left-right' pattern of gabling is common in the district.

North of the main entry, a double-hung window is centered in the balance of the facade, with another double-hung window centered below the ridgeline in the attic. To the south, a double-hung window is centered in its section of the facade.

Siding is shiplap, either original or compatible with the period.

OWNER

SMITH, DALE & SUSAN L
1612 E DANA DR
SIOUX FALLS SD 57105

LEGAL

LOT 20 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1615 E. DANA DR

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	MODERN MOVEMENT
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

It is not surprising that this one-story side-gabled house has a distinctly modern appearance, despite being constructed in 1941.

The house was designed by William Bentzinger as his personal residence. Bentzinger was an architect with Harold Spitznagel and Associates, and would win awards for his work in the 1950s, including national recognition for St. Mary's Church in Sioux Falls.

The house has a simple asymmetrical facade. There are four casements grouped on the south corner matched with two casements on the south elevation in a corner window arrangement. To the north, another pair of casements is offset from that corner. To the south, set well back from the principal facade is a single car garage with the house's primary entrance centered in the space between the garage door and the house proper. A large red brick chimney extends from the junction of the garage section to along the south elevation.

The house is faced in stucco.

OWNER

BRENNAN LIVING TRUST
1615 E DANA DR
SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & N4 1/2' E24' 5 & ALL LOT LOT 4 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1616 E. DANA DR

Construction Year	1946
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This single story hip-roofed Minimal Traditional house has a straightforward, symmetric facade. The main entry is located centrally in a projecting vestibule with a hip roof, and is trimmed in a simplified Classical motif of pilasters and frieze. To either side of the entry vestibule, symmetrically placed, are double-hung windows. Siding is shiplap and if not original is compatible with the period in composition and proportion.

OWNER

MARSHALL, LINDSEY &
1616 E DANA DR
SIOUX FALLS SD 57105

LEGAL

LOT 19 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1617 E. DANA DR

Construction Year	1946
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This single story hip-roofed house is a very early example of the Ranch form, albeit at this time the style was considered to be more a continuation of the Prairie School, especially the work of Frank Lloyd Wright. The term 'ranch', would come from Southern California and be applied to a style which had its true roots elsewhere.

The main body of the house has a long wing to the south, slightly set back, which contains the main entry, set back in a recess that is not quite half the overall length of the wing and immediately adjacent to its junction with the main body of the house. South of the entry recess, centered in the balance of the facade is a grouping of three windows, apparently fixed.

On the main body of the house, the facade is strongly asymmetrical, with a shallow hip roof projection at the north end. This section has a pair of casements near the north corner. On the balance of the facade of the main body, there is a short pair of windows near the south corner and two casements near the north corner. Somewhat centered between them is a four unit bow window assembly.

Detached from the house, but almost touching it is a hip-roofed two stall garage angled away from the house to follow the curve of Dana Drive.

Siding is generally shiplap, with vertical panels in the main entry recess.

A concern with this house is the style of simulated divided light (SDL) in the windows, which are replacements. The original windows had horizontal panes stacked with no vertical divisions. The pattern and proportion of the SDL is not appropriate to 1946, and belongs to a much earlier period.

OWNER

HAGMAIER, DIRK & CONSTANZE
 1617 E DANA DR
 SIOUX FALLS SD 57105

LEGAL

E1/2 VAC ALLEY & (EX N 4 1/2' E 24') LOT 5 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1620 E. DANA DR

Construction Year	1945
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This end-gabled one-and-a-half story house belongs to the Minimal Traditional style.

The facade has a gabled entry vestibule located off-center to the south. The front door is centered in this vestibule with a surround having a simplified Doric order design. To the south of the vestibule a pair of double-hung windows is centered, while to the north, there is a broad chimney which tapers roughly between the upper window line of the first floor and the lower window line of the attic. Of the attic, two double-hung windows are centered below the ridgeline.

The house also has a side-gabled wing to the north. Roughly centered between the chimney and the north corner of the wing is another pair of double-hung windows.

Siding is metal shiplap, which detracts from the historic character of the house.

OWNER

VINING, JOHN & SARAH
 1620 E DANA DR
 SIOUX FALLS SD 57105

LEGAL

LOT 18 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

1624 E. DANA DR

Construction Year	1942
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is a one-and-a-half story cross-gabled Minimal Traditional house. The cross-gabled section is located at the north end of the facade, and has a single double-hung window centered on the main floor facade. South of the cross-gabled section is the entry vestibule. This projects outward from the main body of the house, but not so far as the cross-gabled section. Its shallow pitch shed roof is tied back into the main body of the house. Unlike other examples of this particular form, the roof is not carried forward to provide shelter for the concrete stoop. South of the entry vestibule is a large bay window assembly carried through to the foundation, implying that it is original to the structure. Its shallow roof stops somewhat below the roofline of the main house. A wide red brick chimney is located on the south elevation about half way between the facade and the ridge line.

Siding is metal shiplap, which is problematic, although the proportions are compatible with the period.

OWNER

BITTNER, GEORGE W & MICHELE R
 911 FOSS PLACE
 MITCHELL SD 57301

LEGAL

LOT 17 BLOCK 5 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

500 E. PARK DR

Construction Year	1951
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

NOTES

This house would fall within the period of significance for an expanded McKennan Historic District.

DESCRIPTION

This excellent example of a hip-roofed ranch style home has a wide chimney and planter trimmed in dressed stone cut and set in a manner which was popularized by Frank Lloyd Wright, and which reflects the layered limestone deposits found in the central United States.

Somewhat unusually for a ranch house, the main entry is located in the center of the facade in a slight recess. To the west, the chimney divides the facade evenly, with narrow sliding windows or casements placed at the roofline to either side. The planter extends from the chimney to the main entry. East of the main entry, the facade is asymmetric, with a small casement located near the main entry and a Chicago-style window assembly with flanking casements is located to the east. Siding is vertical panels on the main entry recess and shiplap on the balance.

On the secondary facade facing 4th Avenue, a hip-roofed wing housing the two-car garage projects from the north side of the facade, while two Chicago-style window assemblies with flanking casements are placed symmetrically in the balance of the facade. The garage has vertical panel siding and the rest of the facade is sided in shiplap. Roofing material is wood shakes.

OWNER

KOEPSSELL, LOREN G & LINDA M
500 E PARK DR
SIOUX FALLS SD 57105

LEGAL

1/2 VAC ALLEY & LOTS 14 & S 36.5' LOT 15 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

520 E. PARK DR

Construction Year	1936
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Colonial Revival house has a principal facade which is as symmetrical as any in the district, coupled with a wing to the east which is, if not as old as the structure itself, likely of very early date. A two stall garage has also been added to the west.

The principal facade resembles many Colonial Revival houses in the neighborhood, with its centrally placed entry surround by simplified Tuscan order ornamentation. Double-hung windows are symmetrically placed to either side of the entry, and on the upper level matching double-hung windows are placed in gabled through-wall dormers. Centered between them, above the entry, is a pair of shorter double-hung windows which fit under the roofline.

To the east, a two story addition is set back from the principal facade. Centered in this facade is a double-hung window on the upper level which stops short of the roofline. However, a small blank gabled dormer above it echoes the through-wall dormers on the main facade. On the first floor, there is a large bay window.

On the 5th Avenue facade, there two double-hung windows on the first floor are symmetrically placed with fanlights over each. Aligned with them on the upper level are two more double-hung windows. Centered below the ridgeline is a fanlight in the attic area.

To the west, an end-gabled two stall garage is connected to the main house by a breezeway set back slightly, with a secondary entry centered and double-hung windows to either side. The ridgeline of the breezeway connects with the main house roughly halfway between the ridgeline of the main house and its rear elevation.

The house has been sided in metal shiplap, which while proportional to the original material is none the less a significant detraction from the historic character of the structure.

OWNER

BONANDER, MICHAEL
520 E PARK DR
SIOUX FALLS SD 57105

LEGAL

1/2 VAC ALLEY & LOT 13 BLOCK 1 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

604 E. PARK DR

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story side-gabled Colonial Revival house has two significant additions to the west.

The main facade is, as typical, strongly symmetric. The entry is sheltered by a shallow gabled roof supported at either end by pairs of narrow columns. To each side, double-hung windows are symmetrically placed, with matching double-hung windows on the floor above. Centered between them, above the entry, is a smaller double-hung window.

To the west, flush with the main facade, is a side-gabled wing with a large tan brick chimney on its west elevation. A double-hung window is approximately centered on this section of the facade.

Farther west, and set well back, is a two stall garage with an access door between the gabled wing and the first garage door.

Siding is vinyl and neither the material nor the shiplap pattern are compatible with the period of construction.

OWNER

DARR, EVELYN J
604 E PARK DR
SIOUX FALLS SD 57105

LEGAL

S1/2 VAC ALLEY & E1/2 5 & ALL LOT 6 BLOCK 2 BAKER'S W. L. ADDN TO CITY OF SIOUXFALLS

701 E. PARK DR

Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	NO STYLE
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

City records do not show a date of construction for this one-story side-gabled house, and it appears to have been altered so significantly that approximating the date of construction based on style is not possible.

It is, broadly speaking, a Ranch style house, although this could be an impression based on several additions and changes to a Minimal Traditional house.

The entry is in a gabled section roughly centered in the main body of the house. Within this section, the door is located towards the west. West of the gabled section there is a bay window with an unusually wide center pane. Its structure appears to stop before the foundation suggesting that it is not original to the building. To the east of the gabled section, a pair of double-hung windows is located off-center to the west. Past the main body of the house, there is a side-gabled wing containing a two car garage and an access door at the same finish floor elevation as the garage. Between the garage and the main body of the house, there is a small bay window.

Along 6th Avenue, there is a red brick chimney to the north with random insets of buff colored stone. Symmetric to this is a double-hung window at the south side of the facade.

Siding appears to be textured cement/asbestos shiplap. The gabled section on the principal facade is faced in wood shakes with a small area of cultured stone around the foundation.

OWNER

CALLIES, JONATHAN WILLIAM & ELIZABETH LENA BLAALID CALLIES
701 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 12 BLOCK 6 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

712 E. PARK DR

Construction Year	1950
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Ranch
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house was originally a side-gabled single story ranch with a single car garage connected by a breezeway. However, at some point after 2018, the single car garage and breezeway were demolished and replaced by an end-gabled addition with a two car garage on the main floor.

The main facade consists of a projecting section with a slightly shallower pitched roof which contains the main entry in a recess to the east, with the balance of this section consisting of an array of windows. There are double-hung windows on the side elevations and a Chicago-style window assembly along the facade. Centered in the balance of the main facade is a single double-hung window.

To the east, the two story addition has a narrow notch at the west corner which extends the recessed main entry area. The garage door is centered in the balance of this facade, and are two double-hung windows symmetrically placed on the second floor. A shallow shed roof extends between the eaves on the gable end. Siding is, in general, stucco, with shiplap on the second floor and the gable end. Random course ashlar is used below the windows on the main facade, including a built-in planter.

The problem with the addition is that it dominates the overall mass of the structure, overwhelming the original components, and preventing it from contributing to the character of the district.

OWNER

VALDES, ROBERTO A F & HEIDI G M ALVAREZ DE FERRO
712 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 15 & W1/2 LOT 16 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

716 E. PARK DR

Construction Year	1953
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story Dutch-gabled roof is a Colonial Revival house with a twist.

Constructed in 1953, when tastes were turning from one-and-a-half and two story revival styles to Ranch homes with style appliques, this house is an interesting combination of the pre-war Colonial Revival with Modern postwar elements.

As with other Colonial Revival houses in the neighborhood, the overall configuration is symmetric. However, here, the entry is part of a shed-roofed extension to the facade which extends west, sheltering a large and definitely asymmetrical grouping of fixed windows.

The entry is centrally located, and to the east, a double-hung window is centered between entry and east corner and on the second floor three identical double-hung windows are equidistantly spaced.

The doorway is framed in random bond ashlar with a strong horizontal bias, and this stone trim is carried under the large windows to the east as well, forming an integrated planter.

OWNER

VANDERWERFF, RUSSELL & KELLY
716 E PARK DR
SIOUX FALLS SD 57105

LEGAL

E1/2 LOT 16 & ALL LOT 17 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

720 E. PARK DR

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two story side-gabled Colonial Revival departs from the form associated with the neighborhood by having its entry located at the west corner of the facade.

The facade is basically symmetric. On the second floor, which overhangs the first, there are three double-hung windows equidistantly spaced. Aligned with the east two windows on the first floor are matching double-hung windows, while the west double-hung window on the second floor is centered over the entry. The entry is surrounded by modified Tuscan order pilasters and frieze.

Siding is shiplap, and probably original to the building. If not, it is compatible with the period.

OWNER

MORAN, CHRISTOPHER
720 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 18 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

724 E. PARK DR

Construction Year	1948
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

724 E Park Drive is basically a mirror image of 1609 E. Dana which is located just to the south, as well as 617 E Wiswall Place, which is on the opposite side of this block. All three houses are one-and-a-half story Minimal Traditional designs.

The cross-gabled section of this house is approximately half of its overall width, and is situated on the east side of the facade. On the first floor there is a pair of double-hung windows centered, with a single double-hung window in the attic above. The main entry is located on the west elevation of this section.

To the west, a porch covers the balance of the facade, consisting of two bays with between two square columns and the cross-gable. On the facade under the porch roof there are two double-hung windows roughly centered in each of the two bays. A large chimney is located on the west elevation somewhat towards the center ridgeline.

The roofline of the house itself is carried into the shallower pitch of the porch roof by a wide radius curve that begins some distance in from the facade.

Siding is vinyl shiplap, including the chimney. Although the proportion is broadly compatible with the era, vinyl siding is almost immediately identifiable as such, and thus it detracts strongly from the historic character of the house.

OWNER

BILLS, CAITLIN M
724 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 19 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

728 E. PARK DR

Construction Year	1948
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story house is a compact example of the Minimal Traditional style which bridged the earlier Revival styles with the forthcoming Ranch movement.

The facade is dominated by the cross-gabled section which contains the main entry, located in from the west corner of the section. Roughly centered in the balance of this facade is a pair of double-hung windows.

On the west corner of the facade is a corner window assembly, a feature borrowed from Frank Lloyd Wright and the International Style. This assembly consists of narrower double-hung windows to the outside with wider windows at the corner.

Siding is shiplap and, if not original, is compatible with the period.

OWNER

NOONAN, RICK J
728 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 20 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

732 E. PARK DR

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

The main body of this side-gabled one-and-a-half story Minimal Traditional house is configured roughly in the shape of the letter 'F'.

The facade has two gabled sections, neither overlapping, with the one on the east end being slightly longer than the one in the middle. Centered in the east gable section is a single double-hung window. The main entry is centered in the center gable section and another double-hung window is centered in the balance of the facade west of the central gable section. Farther to the west, a side-gabled single car garage is attached to the main house, but is set back so far that its ridgeline is roughly even with the back wall of the main house.

Siding is, in general, shiplap that is either original or compatible with the original material. However, the first floor of the section containing the main entry is faced in red brick, with a soldier course running along the top of the door.

OWNER

DRIVER, JESSICA
732 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 21 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

736 E. PARK DR

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled home belongs to the 'Cape Cod' subtype of the Colonial Revival movement.

The facade is strongly symmetric. There is a gabled entry vestibule which projects out from the center of the facade. To either side of it, double-hung windows are equidistantly spaced on the first floor. Above them are matching gabled dormers each with its own double-hung window.

Siding, however, is vinyl. Proportions are historically appropriate, but the material is not.

OWNER

SMITH, MELISSA
736 E PARK DR
SIOUX FALLS SD 57105

LEGAL

LOT 22 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

740 E. PARK DR

Construction Year	1943
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house is in the Minimal Traditional style. The facade has a gable feature which, however, does not project beyond the main body of the house. It is located to the west, but not at the west corner of the facade. At the east corner of the gable feature, a gabled entry vestibule projects outward from the facade. To the west of the entry vestibule, roughly centered in the balance of space under the gable feature, is a double-hung window. Roughly centered in the facade east of the vestibule is a pair of double-hung windows.

Facing 7th Avenue, there is a gabled section on the south side roughly half the width of this facade projecting outward from it. A secondary entry is located immediately to the north and is sheltered by a curved extension of the gabled section. A double-hung window is centered in the gabled section and another double-hung window is centered between the secondary entry and the north corner of the facade. A third double-hung window is centered under the ridgeline in the attic.

Siding matches the proportions of the original material, but is shiplap vinyl and therefore prevents this property from contributing to the district.

OWNER

KOCH, JAMES
4308 S MAGNOLIA
SIOUX FALLS SD 57105

LEGAL

LOT 23 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

601 E. WISWALL PL

Construction Year	1945
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story end-gabled Minimal Traditional house has a side-gabled wing aligned with its principal facade, facing west.

The principal facade is broadly symmetric. A gabled entry vestibule is centered below the ridgeline and a double-hung window is centered in the facade between the entry vestibule and the east corner of the house. Above the vestibule, a pair of double-hung windows are also centered below the ridgeline. To the west the side-gabled wing has a shallow overhanging eave which is carried back over the facade to the entry vestibule. A pair of double-hung windows are centered in this section of the facade.

Along Carter Place, there is a red brick chimney centered in the west-facing gabled wing with double-hung windows centered on either side of it. The balance of the facade of the main structure has two pairs of double-hung windows asymmetrically spaced. The north pair is closer to the junction between the gabled wing and the main body of the house than the south pair is to the south corner. Past the south corner of the facade, there is another gabled section, set back somewhat, with an asymmetrical roof which serves to connect the main body of the house with a two car garage. A walkway between the gabled section on the south side of the house and the garage proper has a secondary entry centered in its facade.

Siding is generally shiplap which appears to be of recent install, but is nonetheless compatible in proportion and material with historic materials. Gable ends have material which resembles wood shakes, which fits into the period of significance for the district, even if it would have been slightly out of style in 1945.

OWNER

BARNESS, MCKENNA
601 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 12 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

604 E. WISWALL PL

Construction Year	1933
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house is an excellent example of the Tudor Revival style.

The facade has two gable elements which overlap partially. The larger element sitting on the east side of the facade is about half the overall width of the facade. The smaller element contains the main entry where both entry niche and door have Tudor arches. East of the gabled entry, roughly centered, is a pair of double-hung windows. Above them, centered under the ridgeline, is a tall, narrow window. West of the gabled entry is a massive tapered chimney faced in stucco and brick. Roughly centered in the balance of the facade is a pair of double-hung windows which have a shed-roofed through-wall dormer that is roughly half their width centered above them.

Siding is generally stucco. However, fieldstones, including several shades of quartzite, have been embedded in the wall in a rubble configuration along the foundation, surrounding the main entry, and in a vertical strip on the chimney. The entry vestibule has decorative buttressing and there is elaborate half-timber detailing on the attic portion of the larger gable feature.

OWNER

HOLLAND, KARI & MARK
604 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 17A BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

605 E. WISWALL PL

Construction Year	1945
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Minimal Traditional house has a generally symmetric facade marked by a gabled entry vestibule. Window groupings are symmetrically placed to either side of the entry vestibule. On the east, there is a pair of double-hung windows, while on the west there is a bay window assembly which appears to be original to the structure.

Siding is shiplap which is either original or compatible with the period.

OWNER

MAHAR, DAN & MARY GROTH
605 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 11 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

608 E. WISWALL PL

Construction Year	1937
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled Colonial Revival home has relatively smaller windows than are typical for this style in this neighborhood.

As is customary, the entry is centrally located, However the detailing around the door is rather different. Instead of capping the pilasters with either a frieze or a frieze and broken pediment, this entry is topped with an arched pediment. This design element was an uncommon but not unheard of aspect of both original Colonial architecture and the Georgian mode in Britain upon which it was based. As an example, the White House features alternating triangular and arch topped pediments above the first floor windows on its facades.

To either side of the entry, double-hung windows are symmetrically spaced, and above them, on the overhanging second floor, double-hung windows are also found. These double-hung windows extend slightly above the roofline and are housed in through-the-wall gabled dormers.

Siding is shiplap on the second floor and red brick on the first.

OWNER

OWAN, LAKEN A &
608 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 18 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

609 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This unusual end-gabled one-and-a-half story house fits loosely into the Tudor Revival mode, more specifically reflecting a fascination with the 'hodge-podge' construction of English cottages.

The principal facade is highly asymmetric. A gabled extension from the main body of the house has a 'wounded dove' roofline, with the west roofline carried down to the ceiling of the first floor. The east roofline, however, stops well short of that, about even with the lower window line for the attic level. This deviation from symmetry is required to provide access to the main entry which is set into the main body of the house. The roofline of the main body of the house is asymmetrical as well. To the east of the entryway, it extends eastward and curves overlapping much of a chimney which is set out from a side-gabled wing which projects from the east elevation. A double-hung window is fit into the narrow space between the corner of this wing and the side of the chimney.

On the most forward facing gabled section, a double-hung window is centered below the ridgeline in the attic, while below it, off-center to the east, is another pair of double-hung windows. Another double-hung window off-center to the west, is placed between the pair of windows and the west corner of the elevation. On the west corner of this gabled section, as well as on the east corner of the side-gabled wing on that portion of the facade, there are decorative buttresses.

Siding consists of stucco on the first floor of the forward gable section with vinyl shiplap on the gable end. The balance of the facade is faced in red-brown brick, including carefully constructed jack arches over the door and window in this section.

Normally vinyl siding would be an issue sufficient to render the property non-contributing to the character of the district. However, in this case, there are two mitigating factors. The first is that the percentage of the facade trimmed in vinyl is comparatively small and away from eye-level. The second is that the proportioning of the shiplap is historically compatible.

OWNER

BLOOM, JOSHUA J
609 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 10 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

612 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story home fits into the Minimal Traditional style category.

The cross-gabled extension is located at the east side of the principal facade, and there is a smaller cross-gabled extension at the east side of this extension. A double-hung window is centered in this extension, and the main entry is located in the exposed portion of the larger cross-gabled extension. To the west of the gabled extensions, three double-hung windows are grouped and centered in the balance of the facade. Off the west elevation of the main house, set well back so that its facade is about even with the ridgeline of the main body of the house is a side-gabled wing with a secondary door at the intersection of the wing and the main house, and a pair of double-hung windows roughly centered in the remaining space. There is also a red brick chimney located about halfway between the facade and the ridgeline of the main body of the house.

Siding is vinyl, and therefore prevents the house from contributing to the character of the district.

OWNER

FLICEK, GREGERY
612 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 19 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

615 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This two-story side-gabled Colonial Revival house has a more elaborate entry treatment than is typical for the neighborhood.

The facade is, after the fashion, highly symmetric, with matching windows to either side of the centrally placed entry on the first floor and aligned windows on the second floor above them. A third narrower window is centered over the entry.

The entry is not framed with pilasters and a shallow pediment or frieze. Rather there is a short portico supported by Tuscan columns. The frieze is a simplified representative of the Tuscan order topped by a detailed pediment.

Siding is stucco which is rather unusual for this style, but not out of character for the period.

OWNER

JOHNSON, THOMAS E & JENNIFER DEMASI
615 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 9 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

616 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house belongs to the Minimal Traditional style.

The facade is dominated by a cross-gabled section which extends roughly three quarters of the overall home's length, starting from the east corner. The facade of the cross-gabled section is asymmetric. The main entry is off-center to the east and recessed into a niche. The niche is trimmed in a simplified Tuscan trim package consisting of pilasters and a frieze. Roughly centered east of the entry is a double-hung window and roughly centered to the west is a bay window that is carried down to the foundation, suggesting that it is original to the building. The bay window also has what is, for the area, a fairly steep roof. In the balance of the facade, there is another double-hung window.

Both double-hung windows are trimmed with casework in the Classical style and topped with friezes that resemble, but are more elaborate than, the frieze above the main entry.

The siding is vinyl shiplap, which significantly affects the home's historic integrity. Brick is also used on the facade below the lower window line.

OWNER

STAGGERS, JUNE ANN WENDA
616 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 20 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

617 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled Minimal Traditional house has a wide porch sheltered by a roof which curves between the pitch of the house and porch. It is largely identical to 1609 E. Dana Place and the mirror image of 624 E. Park Place

The cross-gabled section of this house is approximately half of its overall width, and is situated on the east side of the facade. On the first floor there is a pair of double-hung windows centered, with a single double-hung window in the attic above. The main entry is located on the west elevation of this section.

To the west, a porch covers the balance of the facade, consisting of two bays with arched lintels extending between two square columns. On the facade under the porch roof there are two double-hung windows roughly centered in each of the two bays. The porch has been screened in. Entry to the porch is in the center of the east bay and this screen door as well as the screen assemblies to either side are divided horizontally roughly in line with the lower window line. The lower sections have bracing in an 'X' pattern while the upper sections have vertical braces centered. In the west bay, the sections are again divided horizontally, with the lower section being divided up vertically into two smaller sections each with an 'X' brace. The upper section is divided vertically into three smaller sections.

A large brick chimney is located on the west elevation somewhat towards the center ridge line. The roofline of the house itself is carried into the shallower pitch of the porch roof by a wide radius curve that begins some distance in from the facade.

Siding is shiplap which is either original to the structure or compatible with the period.

OWNER

FORMILLER, EDWARD & ELLEN IRREVOCABLE LEGACY TRUST
617 WISWALL PLACE
SIOUX FALLS SD 57105

LEGAL

LOT 8 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

620 E. WISWALL PL

Construction Year	1935
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story house belongs to the Minimal Traditional style. Its gable pattern fits the alternating left-right pattern seen on many other Tudor Revival and Minimal Traditional houses in the neighborhood.

The first floor facade is basically symmetrical, after accounting for the gabled extensions. The larger gable extension is on the east side of the structure and extends over half its length. From the west corner of this first gable extension, there is a gable extension housing an entry vestibule. The main entry is centered in the facade, and to either side of it, equidistant, are two pairs of double-hung windows. The west pair is centered in its section of the facade, as is the east pair. A third pair of double-hung windows is centered under the ridgeline of the larger gabled extension in the attic. The main entry itself is recessed slightly and topped with a semicircular fan light.

The house, if faced in stucco would almost certainly be Tudor Revival, as it has decorative buttresses on the entry vestibule and an overall massing compatible with the style. However, it has been faced entirely in light brown brick.

OWNER

HAVA HOUSE LLC
PO BOX 2643
SIOUX FALLS SD 57101

LEGAL

LOT 21 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

624 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house begins a stretch of three consecutive two-story side-gabled Colonial Revival homes, all with the same basic facade.

Here, the main entry, centrally located, is in a projecting entry vestibule with a gable roof. The trim surrounding the door is a simplified Tuscan order design with just an architrave spanning the doorway. Double-hung windows are equidistantly placed to either side of the entry vestibule on the first floor with matching double-hung windows on the second floor.

Siding is newer shiplap of a material compatible in proportion and material with what was originally in place.

OWNER

GASTER, SCOTT A & KRISTINE I
 624 E WISWALL PL
 SIOUX FALLS SD 57105

LEGAL

LOT 22 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

628 E. WISWALL PL

Construction Year	1939
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This home is, like its neighbors to either side, a two story side-gabled Colonial Revival house.

The symmetric facade has its entry centrally located. The trim surrounding this door is more elaborate than what is found at 624 or 706. The modified Tuscan Order pilasters and frieze is topped by a pediment.

To either side of the entry, double-hung windows are equidistantly spaced on the first floor, with matching double-hung windows aligned above them on the second floor.

To the east, there is a flat roofed wing set back closer to the ridgeline of the main structure than to the facade. It has a fixed window with a shallow arched top. There is access to the roof of this wing from the second floor but at present there are no balcony railings here.

The addition is not problematic, being comparatively narrow and set well back, even if the window is out of character for the style and period. However, the siding is. The house has vinyl siding which prevents it from contributing to the character of the district.

OWNER

RASMUSSEN, JACQUELINE M
628 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 23 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

701 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This house, a one story side-gabled Minimal Traditional structure, has a symmetric facade that belies a more asymmetric floor plan.

The main entry is centrally placed in a projecting vestibule with a gabled roof. To either side, double-hung windows are equidistantly spaced. This symmetric facade is only carried back about one-half of the overall depth of the main structure. The easternmost section of the facade is actually part of a gabled extension from the main structure.

Siding is shiplap. It is almost certainly of recent installation; however, its composition and size are compatible with the period of construction.

OWNER

TOBIN, MICHAEL D
701 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 7 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

705 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

705 E Wiswall Place is, in footprint, almost identical to 617 E Wiswall Place. Both are one-and-a-half story cross-gabled Minimal Traditional houses. The difference between the two is that the roof pitch of 705 E Wiswall is less steep than 617 and rather than two separate double-hung windows in the west section of the facade, the two double-hung windows are grouped together.

The cross-gabled section of this house is approximately half of its overall width, and is situated on the east side of the facade. On the first floor there is a pair of double-hung windows centered, with a single double-hung window in the attic above. The main entry is located on the west elevation of this section.

To the west, a porch covers the balance of the facade, consisting of three bays with extending between three square columns and the cross-gabled section. On the facade under the porch roof there is a pair of double-hung windows roughly centered. A grid framework, possibly intended as a trellis, has been added between in the second and third column bays counting from the east. The grid stretches from about halfway up the columns to the roof of the porch.

The roofline of the house itself is carried into the shallower pitch of the porch roof by a wide radius curve that begins some distance in from the facade.

Siding on the first floor is shiplap which is either original to the structure or compatible with the period. The gable end is sided in vertical panels.

OWNER

MULLEN, MITCHELL J & MINDEE L
705 S WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 6 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

706 E. WISWALL PL

Construction Year	1939
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This is the third of three consecutive Colonial Revival homes of similar form and design. Like the other two, this home has two stories and a side gabled roof.

The entry for this house is centered on the main floor. Trim around the door is of the modified Tuscan type seen elsewhere in the district, however it is somewhat larger here, leaving more space between it and the door. To either side, double-hung windows are equidistantly spaced. Above them on the second floor, which overhangs the first slightly, there are matching double-hung windows which are, however, shorter than those on the first floor. This is also a characteristic of many Georgian and Colonial mansions including the White House. A third window, smaller than the other two, is centered above the main entry.

Siding is shiplap which is either original or compatible with the period.

OWNER

LUNDIN, LOIS ANN
706 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 24 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

709 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house fits into the Minimal Traditional style.

The cross gable, roughly half the width of the house projects out from the east side of the facade. On it there are two double-hung windows, a larger one on the main floor and smaller one in the attic, centered on the ridgeline. To the west, an entry vestibule is part of a smaller gable extension that partially overlaps the larger one and is set back slightly from it. The main entry is next to the junction between this gable extension and the larger one, however it is also centered below the ridgeline of this gable extension. Farther west, a pair of double-hung windows are centered in the balance of the facade.

Although gable overhangs are nonexistent, as was the practice at the time, there are very shallow overhangs along the sides of the structure, and these have open eaves supported by brackets in a manner reminiscent of the Craftsman style.

Siding is shiplap which appears to be original, but if not is compatible with the period.

OWNER

BIERLE, BRAD M &
709 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 5 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

710 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side-gabled house belongs to the Cape Cod subset of the Colonial Revival style. Like other Colonial Revival homes in the neighborhood, the facade is symmetrical. Here, the main entry is centrally located, in a projecting section with a gabled roof that is extended further past the facade to shelter the stoop. It is supported to either side by square columns. To either side, there are double-hung windows equidistantly spaced. Above them, on the roof, are matching gabled dormers, each with its own double-hung window. The only note of asymmetry struck in the composition is a chimney offset west of center near the ridgeline of the roof.

Siding is shiplap which is either original or compatible with the period.

OWNER

HINES FAMILY TRUST BY COLLEEN M HINES TRUSTEE
 710 WISWALL PL
 SIOUX FALLS SD 57105

LEGAL

LOT 25 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

714 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	MIXED
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

The most noticeable aspect of this house is the two story gabled projection which houses the entry. It is, otherwise, a typical Cape Cod home.

There is no photographic evidence to suggest that this house was constructed with its singular two story feature. However, unambiguous aerial photography shows that it was present as early as 1971. Photographs from 1962 and 1958 are, taken individually, rather ambiguous. But when compared side by side, both clearly show the gabled extension stopping well short of the ridgeline of the main body of the roof. This is rather conclusive evidence, as the gabled extension currently extends all the way to the ridgeline, and this can be seen in photographs as early as 1971. Therefore, it appears that this rather unusual addition to the structure was completed outside, but just outside, the period of significance for the district.

The facade of the house is roughly symmetrical. The two-story gabled extension with the entry vestibule is centered in the facade. Above the entry are a pair of casements, centered under the ridgeline. To either side of the entry, windows are equidistantly spaced. To the east, there is a double-hung window, to the west, a bay window which extends to the foundation, indicating that it is likely original. Centered above each window, in the roof, are gabled dormers, each with a pair of casement windows. Siding is shiplap which probably dates to the construction of the addition.

Ultimately, if the addition were only a little older, it would have fallen within the period of significance for the district. As it is, however, the property must be considered as not contributing to the character of the district.

OWNER

DEVRIES, LORI J
714 E WISWALL PLACE
SIOUX FALLS SD 57105

LEGAL

LOT 26 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

715 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story home fits into the Minimal Traditional style. The facade is asymmetrical, with a cross-gabled projection roughly half the width of the house on the west side of the facade. On the east side of this gabled projection, there is an entry vestibule surrounded by a very simple Classical motif of unadorned pilasters and a frieze. To the west, centered in the balance of this facade is a double-hung window. To the east, centered in its section of the facade is a pair of double-hung windows.

The house is faced in stucco, except for the gable ends which are sided. The original siding seems to have been vertical panels, but these have been replaced with simulated wood shakes. Because this house is a Minimal Traditional style, a change of this sort to the siding in the gable ends is not overly significant and the house continues to contribute to the historic character of the district.

OWNER

MYERS, AMY C
715 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 4 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

716 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story side gabled house fits into the Minimal Traditional style. Somewhat unusually for the neighborhood, its cross gabled components are centered on the facade, rather than being placed at one of the ends. The initial cross-gabled extension is about half the overall width of the house. Another cross-gabled extension containing is a little over half the width of the larger cross-gabled extension and located on the west side of it. A double-hung window is centered in this extension. East of this extension, the main entry is located in the wider extension, close to the junction between the two extensions. A small double-hung window is centered below the ridgeline on this extension in the attic.

On the balance of the facade, east of the gables, three double-hung windows are grouped in this section of the facade. To the west, a single double-hung window is placed close to the west corner of the facade.

Siding is vinyl shiplap, incompatible with the period both in material and proportion.

OWNER

KUIPER, SONYA MARIE
716 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

27 & W1/2 LOT 28 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

719 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This cross-gabled one-and-a-half story house belongs to the Minimal Traditional Style.

Its facade is similar to several other Minimal Traditional houses in the district in that it has a cross-gabled extension with an adjacent entry vestibule projecting out from the facade, but not quite as far as the cross-gabled extension. However, unlike other examples where the pitch of the roof over the entry vestibule was shallower than that of the main roof, here, the roof pitches match and the vestibule roof is simply a continuation of the roof proper.

The cross-gabled extension is on the east side of the facade, and it has a pair of double-hung windows centered. West of this, the roof over the entry vestibule continues forward and also shelters the concrete stoop. From the entry vestibule west, there is a pair of double-hung windows centered in this section of the facade. The roofline stops some distance above the first floor ceiling, creating a larger than typical gap between roofline and the windows. This may have been done to increase usable space in the attic.

Siding is vinyl shiplap, incompatible both in composition and proportion to the period. However, the entry vestibule is faced in painted brick.

OWNER

DRAAYER, HEIDI & MICHAEL SLOAN
719 E WISWALL PLACE
SIOUX FALLS SD 57105

LEGAL

LOT 3 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

720 E. WISWALL PL

Construction Year	1940
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story structure consists of a side-gabled main section with a significant end-gabled wing on its south side comprising most of the facade along Wiswall Place.

The main entry is currently located on the west elevation near the ridgeline of the side-gabled section. This is unusual, but appears to have long been the case, as there is no evidence that any of the windows on the facade were original doors.

The facade is asymmetrical. A wide red brick chimney is located about halfway between the west corner of the facade and the ridgeline. Double-hung windows are symmetrically placed to either side of it. Farther east, there is a small gabled projection which has two double-hung windows symmetrically placed. On the attic level another double-hung window is centrally placed under the ridgeline.

Set back roughly even with the ridgeline of the side-gabled section there is a narrow side-gabled addition which has a double-hung window in it. Placed at an angle between the addition and the main body of the house is the entry, faced in painted brick.

On the 7th Avenue facade, there is a single double-hung window placed close to the south corner of the end-gabled wing. On the side gabled section, there is a pair of double-hung windows centered under the ridgeline in the attic. On the main floor to the west is a bay window which may be original to the structure. To the east is a large box window extension with four double-hung windows in a group. Like the bay window, there is evidence that the structure for this extension is carried through to the foundation. The box window extension has a hip roof and is slightly taller than the bay window.

Siding is vinyl shiplap, incompatible in both composition and proportion.

OWNER

BITTNER, BRETT J BITTNER LIVING TRUST
720 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

E1/2 LOT 28 & ALL OF LOT 29 BLOCK 3 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

723 E. WISWALL PL

Construction Year	1941
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This slightly asymmetric and compact one-story side-gabled Minimal Traditional house is noteworthy for its Dutch hip roof, which is somewhat unusual within the district.

The entry vestibule projects outward from the facade with a Dutch hip roof. Windows are symmetrically placed to either side. To the east, there is a single double-hung window, while to the west there is a bay window assembly which is carried through to the foundation, suggesting that it is original to the structure.

Siding is vinyl shiplap, with neither a compatible composition or proportion to the period of construction.

OWNER

BREEN, DIANNE R
723 E WISWALL PL
SIOUX FALLS SD 57105

LEGAL

LOT 2 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS

727 E. WISWALL PL

Construction Year	1943
Preliminary NRHP Status	Non-contributing
Historic Function	
Current Function	
Style	OTHER Minimal Traditional
Building Materials	
Foundation	
Walls	
Roof	

DESCRIPTION

This one-and-a-half story cross-gabled house is in the Minimal Traditional style.

The cross-gable feature, located on the west side of the structure, does not extend past the facade. At its east end, there is a gabled entry vestibule roughly centered in the overall facade. To the west, there is a double-hung window off-center to the east in under the cross-gable. To the east, there is a pair of double-hung windows approximately centered in this section of the facade.

Along 7th Avenue, there is a gabled projection about half the width of the main structure of the house, aligned with the Wiswall Place facade. There is a double-hung window centered in this section. South of the gabled projection, there is a shed roofed section flush with the gabled projection transitioning to a horizontal roofline. There is a secondary entry in this section to the north and a pair of double-hung windows to the south. Farther south, an addition to the structure has a shallower roof pitch and at the south corner there is a single casement window.

The entire entry vestibule is faced in painted brick, as is the balance of the facade up to the lower window lines. The gable end on this facade is sided in vertical vinyl panels, and the balance of the structure, including the 7th Avenue facade, is vinyl shiplap. This prevents the structure from contributing to the character of the district.

OWNER

23 FIRM LLC
230 S PHILLIPS AVE STE 202
SIOUX FALLS SD 57104

LEGAL

LOT 1 BLOCK 4 BAKER'S W. L. ADDN TO CITY OF SIOUX FALLS
