

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98001125

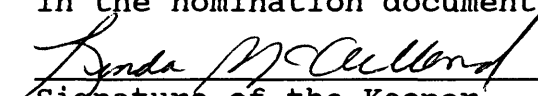
Property Name: LaSalle Apartments

County: Minnehaha

State: South Dakota

\_\_\_\_\_  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

September 14, 1998  
Date of Action

Amended Items in Nomination:

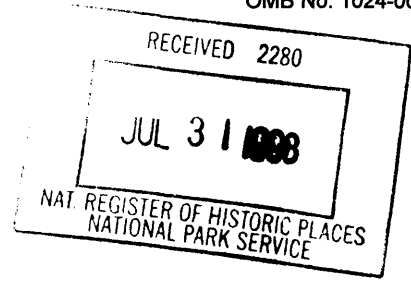
Section 8. Statement of Significance. Criterion A and the corresponding area of significance, military history, are, hereby, dropped from the nomination due to the lack of contextual information supporting this aspect of eligibility. The period of significance is, hereby, amended to read "1937" to correspond to the original construction date recognized by significance in "Architecture" under Criterion C.

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Staff of the South Dakota Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

**United States Department of the Interior  
National Park Service**



**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

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

**1. Name of Property**

historic name LaSalle Apartments  
other names/site number \_\_\_\_\_

**2. Location**

street & number 703 South Summit not for publication \_\_\_  
city or town Sioux Falls vicinity \_\_\_  
state South Dakota code SD county Minnehaha code 099 zip code 57105

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide x locally. ( \_\_\_ See continuation sheet for additional comments.)

Jay D. Voat  
Signature of certifying official

07-21-98  
Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

**4. National Park Service Certification**

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

Signature of the Keeper      Date of Action  
*Linda McClelland*      9/18/98

**5. Classification**

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

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

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

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

**Number of Resources within Property**

Contributing	Noncontributing	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

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

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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**Architectural Classification** (Enter categories from instructions)

Modern Movement: Art Deco  
\_\_\_\_\_  
\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation Concrete  
roof rubber membrane  
walls Brick  
\_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

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

See Continuation Sheets

**8. Statement of Significance**

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

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

**Criteria Considerations (Mark "X" in all the boxes that apply.)**

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

**Areas of Significance (Enter categories from instructions)**

Architecture \_\_\_\_\_  
 Military \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1937-1948 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LaSalle Apartments  
Name of Property

Minnehaha County, South Dakota  
County and State

**Significant Dates**    1937  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**    (Complete if Criterion B is marked above)  
N/a  
\_\_\_\_\_

**Cultural Affiliation**    N/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**    Hugill & Blatherwick  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

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## 9. Major Bibliographical References

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

### Previous documentation on file (NPS)

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

### Primary Location of Additional Data

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

Name of repository:    South Dakota State Historical Society

10. Geographical Data

Acreege of Property less than an acre

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u>	<u>682915</u>	<u>4823485</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
					<input type="checkbox"/>	See continuation sheet	

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Matt Hamel, SHPO staff  
organization \_\_\_\_\_ date 3/30/98  
street & number 900 Governors Drive telephone \_\_\_\_\_  
city or town Pierre state SD zip code 57501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

LaSalle Apartments  
Name of Property

Minnehaha County, South Dakota  
County and State

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**Property Owner**

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

name Rod Schmidt  
street & number 201 W. 19<sup>th</sup> St. telephone 605/331-2012  
city or town Sioux Falls state SD zip code 57105

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

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



Name of Property

NPS FORM 10-900-A  
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

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Section number 7 Page 1

## LaSalle Apartments Sioux Falls SD

### Narrative Description

The LaSalle is a yellow brick two-story Art Deco and International-style hybrid apartment building located at 703 South Summit Avenue in Sioux Falls, South Dakota. Designed by prominent local architects Huggill & Blatherwick, the LaSalle was built in 1937. The structure shows the rectilinear massing of the Art Deco movement and the cubist arrangements and corner windows of the International style. It continues to be used as apartments.

The front (south) façade consists of a central ground-level vestibule entrance flanked by symmetrical multi-story bays characteristic of the vertical emphasis of the Art Deco Movement. Each bay contains repeating groupings of windows and balconies, mirroring the alternating dual units on each floor. Within the "light well" created by the vertical bays are three double window two-over-two horizontally-divided double-hung window units, opening into the right and left apartment, as well as the upstairs hall way. A steel walkway spans the gap against the center. This pattern is also repeated in the windows of the basement efficiency apartments, visible at ground level. The vertical repetition of the exterior openings is divided horizontally by 3 contrasting bands of vertical brown bricks at the top of each opening encircling the entire building.

Each of the building's 8 original full-size apartments contained a balcony entrance and four original small iron balconies are visible on the front façade between flanking pairs of two-over-two horizontally divided double-hung windows. The vestibule is contained within the deep recess created by the two projecting bays. Consisting of a central entrance accented by glass block sidelights, it meets the landing between the basement and first floors.

The East Side of the building continues the symmetry of the front. Two projecting bays dominate the exterior, containing large three-over-three horizontally divided double-hung corner windows. These large windows are arranged in a vertically repeating pattern and correspond to the interior bedrooms. Between the two protruding groupings are triple window units of the same size and type as those on the corners. On the outside of each bay are pairs of smaller windows similar to those on the front elevations. The pattern continues to grade for the basement efficiency apartments, utilizing shorter versions of the large corner and center window units.

LaSalle Apartments

Name of Property

NPS FORM 10-900-A  
(8-88)

Minnehaha County, South Dakota

County and State

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The rear (north) elevation mimics the front façade but contains a large multi-stall garage that originally extended the width of the building. When the building was sub-divided to house officers from the local Air Corps installation, additional stalls were added, extending the garage to the lot's edge.

Name of Property

NPS FORM 10-900-A  
(8-86)

OMB Approval No. 1024-0018

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National Park Service

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## Statement of Significance

The LaSalle Apartments is historically significant for its role in the local history of Sioux Falls and its synthesis of two modern architectural movements, Art Deco and the International Style. Built in 1937, the building continues to be used as apartments. The LaSalle relates to the South Dakota Historic Context under VI. The Great Depression (1929-1941).

The (Sioux Falls) Daily Argus Leader of March 23, 1937 announced "New Modern Apartments to be Built Here." Beneath the architectural rendering the article detailed the plans for a new "attractive modern 18-apartment building... to be the last word in modern apartment building construction." Designed by prominent local architects Hugill and Blatherwick for owner A. Edward Gustafson, each individual apartment was to be "designed along the latest lines" and "have a large living room, kitchen, dining room, two bedrooms and a bath." The accompanying drawing shows a three-story streamlined structure, with round "porthole" windows and pronounced Art Deco influences.

Hugill and Blatherwick were part of an enormously successful architecture firm operating in Sioux Falls. Among many of their well known commissions were the Presentation Children's Home, Masonic Library and Sioux Valley Hospital, all of Sioux Falls, as well as WPA-sponsored Clark, Hughes, Lake, and Ziebach County courthouses. Notable Art-Deco structures were the Hughes County courthouse and Fantle's Department Store. The LaSalle is a stark departure from the firm's other multiple-family buildings in Pierre (the eclectic "Tudor") and Sioux Falls (the Mediterranean "Kennedy").

Mr. Gustafson and his wife traveled often to Chicago, staying at the LaSalle Hotel. It was his desire to have the luxurious features of this hotel incorporated into the design of his LaSalle Apartments. A prominent contractor, noted more for highway and bridge construction than building, Mr. Gustafson served as the general contractor for the project. Dakota Steel of Sioux Falls provided the building frame and other iron work and firms from Minnesota and Iowa, as well as local companies, provided cement, electrical, plumbing, and heating assistance.

Each apartment originally consisted of a foyer and a large living room with a gas fireplace. They also contained a formal dining room, a large master bedroom, a second smaller bedroom, large bath and shower, in addition to a kitchen with a breakfast nook and an outside balcony. Every apartment also

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had its own individual heating and cooling system. Following the conversion of the building into smaller units in 1942 (see below) Apartment 302, Mr. Gustafson's, remained unchanged.

The first floor or half-basement contains eleven apartments. Several one-bedroom apartments and the remainder single or studio apartments contained "Murphy" or hide-a-beds. Each has a small kitchen and bathroom and each has its' own delivery door for small items. When built, the top floor served as a reservoir for rainwater. Water was collected and during dry periods a valve was opened in the basement allowing water to flow into a piping system to water trees and lawn.

Interior furnishings included hardwood floors and state-of-the-art electrical fixtures. In addition to wall receptacles, a radio receptacle was available for local and short wave along with a limited number of television antenna receptacles. The interior doors remain and were featured in promotional material for Wheeler-Osgood doors. The company profiled their "Laminex Streamliner" doors by extolling their quality: "The combination of strength, beauty, light weight and economy have made the Laminex Streamliner ideal for installations of this type. The surface woods of the Streamliners illustrated are ribbon grain Philippine Mahogany." The doors were "guaranteed to give complete satisfaction and trouble-free service."

Shortly after war was declared in 1941, a U.S. Army Air Field was built in Sioux Falls. The Army Air Corps Technical Training School was constructed in 1942 as a training installation for radio technicians and operators. Five thousand workers were hired to build the base and at its peak the school enrolled 27,000 men. With housing becoming critical Mr. Gustafson recognized the need for additional housing and sub-divided the apartments. On the third floor, apartment 301 was sub-divided into three apartments: a one-bedroom apartment and two efficiencies. Apartments 303 and 304 were divided into two apartments, each with one bedroom. On the second floor each apartment was divided into one-bedroom apartments so that rather than four there were eight. The first floor was left unchanged. Apartment 302 in which Mr. Gustafson and family lived remained unchanged. The fourth floor, often referred to as the penthouse, was finished. Original plans called for twelve units, but only five were completed.

The building is intact and no additional changes have been made since the 1942 remodeling. The building continues to be used as apartments.

Name of Property

NPS FORM 10-900-A  
(6-86)

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## Bibliography

Architect files, State Historic Preservation Office, Pierre SD.

Argus-Leader, 28 March 1937.

R.E. Bragstad, Sioux Falls in Retrospect, 1967

David Erpestad and David Wood, Building South Dakota. Pierre, SD: South Dakota State Historical Society Press, 1997.

Stephen Gordon, How to Complete the Ohio Historic Inventory. Ohio Historic Preservation Office: Columbus, OH, 1992.

Blaine T. Walters, "The LaSalle." Unpublished manuscript, 1992.

"Wheeler-Osgood Door Installation-143," promotional material, circa 1937.

Name of Property

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(8-86)

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## Verbal Boundary Description

Lots one (1), two (2), and three (3) in Block Four (4) of Lewis Addition to Sioux Falls, Minnehaha County, South Dakota.

## Boundary Justification

The boundary includes the LaSalle Apartment building and the property surrounding the building that has historically been associated with the property.