

1529

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 Sherman Historic District
other names/site number Sherman Addition

2. Location

street & number Roughly bounded by W. 18th St. to W. 22nd St., and the west side of S. Dakota Ave. to the east side of S. Main Ave. not for publication N/A
city or town Sioux Falls Vicinity N/A
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 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (N/A See continuation sheet for additional comments.)

Jay D. Vogt
Signature of certifying official

12-15-2003
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

Edson A. Beall 1/28/04

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	
119	73	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
119	73	Total

Number of contributing resources previously listed in the National Register 2

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	<u>DOMESTIC</u>	Sub:	<u>single dwelling</u>
	<u>DOMESTIC</u>		<u>multiple dwelling</u>
	<u>DOMESTIC</u>		<u>secondary structure</u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>
	<u> </u>		<u> </u>

Current Functions (Enter categories from instructions)

Cat:	<u>DOMESTIC</u>	Sub:	<u>single dwelling</u>
	<u>DOMESTIC</u>		<u>multiple dwelling</u>
	<u>DOMESTIC</u>		<u>secondary structure</u>
	<u> </u>		<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman
Prairie School
Classical Revival: Neo-Classical Revival

Materials (Enter categories from instructions)

Foundation CONCRETE
Roof ASPHALT
Walls WOOD: Weatherboard
STUCCO
Other BRICK

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

Period of Significance

1878-1939

Sherman Historic District
Name of Property

Minnehaha County, South Dakota
County and State

Significant Dates 1878

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

See Continuation Sheets

9. Major Bibliographical References

(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: N/A

Sherman Historic District
Name of Property

Minnehaha County, South Dakota
County and State

10. Geographical Data

Acreeage of Property Approximately 31 acres

UTM References

(place additional UTM references on a continuation sheet.)

A	<u>14</u>	<u>683630</u>	<u>4822690</u>
	Zone	Easting	Northing
B	<u>14</u>	<u>683630</u>	<u>4822630</u>

C	<u>14</u>	<u>683670</u>	<u>4822630</u>
	Zone	Easting	Northing
D	<u>14</u>	<u>683670</u>	<u>4822590</u>

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 Jill Gray, Consultant

organization _____

date July 2003

street & number 2005 Scenic View Drive

telephone (661) 827-9116

city or town Bakersfield state

CA zip code 93307

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)

Sherman Historic District
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

name See attached list (over fifty owners)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 1

Architectural Classification

- Other: National Folk _____
- Tudor Revival _____
- Colonial Revival _____
- Dutch Colonial Revival _____
- Queen Anne _____
- Italian Renaissance _____
- Other: Spanish Eclectic _____
- Other: Folk Victorian _____
- Other: Minimal Traditional _____
- Other: Contemporary _____
- Other: Neocolonial _____
- Other: Monterey _____
- Other: Ranch _____
- International Style _____
- Mixed _____
- No Distinctive Style _____

Materials

- Foundation STONE
- BRICK
- OTHER: Tile Block
- Roof WOOD: Shingle
- TERRA COTTA
- SYNTHETICS: Rubber Membrane
- Walls WOOD: Shingle
- SYNTHETICS: Vinyl
- BRICK
- ASBESTOS
- OTHER: Masonite
- METAL: Aluminum

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 2

NARRATIVE DESCRIPTION

The Sherman Historic District covers approximately 15 blocks and is located just a few blocks south of downtown Sioux Falls, south of W. 18th Street in an area roughly bounded between S. Minnesota Avenue and S. Phillips Avenue. The topography is mostly gently sloping, from north to south, with an abundance of trees and bushes. The majority of the houses face the north-south streets, with a smaller number facing the east-west streets. All of the streets are straight, following Sioux Falls typical grid pattern, and the house setbacks from the streets are consistent. The overall effect is of a uniform rhythm on each street.

The Sherman Historic District includes a total of 192 buildings, of which 116 are residences and 76 are secondary structures, namely detached garages. Of the 116 residences, most (81.5%) were built before 1940. The majority of residences were built between 1910 and 1929, with 73 of the 118 properties (61.9%) being built during this time. Of those, 45 (or 38.1%) were built between 1910-1919, and 28 (or 23.7%) were built between 1920-1929. The predominant style is almost equally split between the Bungalow/Craftsman design, with 25 residences (23%), and the Prairie School style, with 26 residences (22%). Other dominant styles are Neoclassical cottages (8%), Minimal Traditional (8%), National Folk (7%), Tudor Revival (5%), Colonial Revival (4%), and Dutch Colonial Revival (3%). There are also several other styles in the district that are represented in only one or two residences and are more unique to the area, such as Italian Renaissance, Spanish Eclectic, and Monterey.

The majority of the homes in the Sherman Historic District have survived decades of time essentially intact. Of the 192 buildings, 119 (62%) are considered contributing to the district. Of the 73 (38%) non-contributing buildings, 42 are secondary structures and 22 of the residences are newer than the period of significance. This means that only 8 of the 116 residences have been so altered as to lose their integrity.

Eligibility of contributing and non-contributing resources was determined by several factors. The period of significance for the district was determined to be from 1878, when the Sherman Addition was platted, until 1939, because this was the time period in which the majority (81.5%) of the development of the neighborhood occurred. Construction in the district dramatically decreased after 1939, with a total of only 10 houses built during the entire decade of the 1940s, with no building at all between 1942 and 1947. The development of the neighborhood was, to a very large degree, completed by 1939. Those properties that fell within the period of significance, and that still retained a high degree of integrity, were deemed to be contributing resources within the district. Properties that were constructed after the period of significance, or that had been altered and lost integrity, were deemed to be non-contributing resources within the district.

The Sherman Historic District has visual uniformity of house spacing, fairly consistent and compatible architectural styles and materials, and the overall historical and architectural integrity is quite strong. The district retains integrity of location, design, setting, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 3

Contributing Resources

1 **1002/1004 S. Dakota Avenue.** 1918. This two-story Prairie style foursquare duplex has narrow clapboard siding and a hipped asphalt main roof and porch roof. The roof eaves are enclosed and a chimney is located on the backside of the roof. One-over-one double-hung sash windows with sill and lintel framing are located throughout on both stories. The single-story porch has been enclosed with window ribbons on either side of a centered entryway. This originally single-family dwelling unit has been converted to a multiple-family unit with 2 doorways centered on the façade. The use of brick for the foundation is uncommon for this neighborhood.

2 **1005 S. Dakota Avenue.** 1915. This two-story Prairie style residence has a hipped, asphalt roof and a half-hipped asphalt roof on the one-story front porch. The house has had vinyl siding added. The screened-in front porch has low, solid walls which support battered wood columns that extend to the porch roof. The entrance is asymmetrical, with the door on the northern side of the façade. The southern half of the façade contains a large one-over-one double-hung sash window flanked by two four-over-one double-hung sash windows. The second story contains original four-over-one wood double-hung sash windows.

3 **1006/1008 S. Dakota Avenue.** 1908. This large two-and-one-half story four-plex residence, named *The Brooks Brothers Home*, is currently listed on the National Register of Historic Places. The house has stucco siding and contains both Prairie-style and Tudor-style influences in the architectural design. The three bay façade is dominated by a large side gable with decorative half-timbering and projecting eaves. The centered recessed entrance has a shed roof with exposed rafters and sidelights. Two-story towers flank the entrance, each with a ribbon of windows and shallow pilasters on each corner which extend up through the hipped roof. The residence has a combination gable and hipped roof with asphalt shingles. The building was originally designed to be a duplex with a wrap around porch, but was altered in 1917 to accommodate four-plex housing.

4 **1027 S. Dakota Avenue.** 1905. This one-story National Folk house has a steeply pitched front gabled asphalt roof with eave returns, and the original narrow clapboard siding. The full-width front porch has a half-hipped asphalt roof and contains the slightly off-centered entrance flanked by ribbons of windows. Centered above the front porch in the gable are two narrow, one-over-one double-hung sash windows. A non-contributing one-story, single stall garage with a front gabled roof and wide wood siding is located in the rear. The garage has been altered.

5 **1102 S. Dakota Avenue.** 1921. This two-story Prairie style foursquare has stucco siding, a tile block foundation, and a hipped asphalt roof that features a hipped dormer on the façade with a horizontal ribbon of windows. Two, one-over-one double-hung sash windows are centered on the second story. The one-story, full-width front porch has a half-hipped asphalt roof. The porch has been enclosed with pairs of one-over-one windows on each side of the entry and on both sides of the porch, but the original outline of the porch piers is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 4

still visible. The opening surrounding the entrance on the porch has been filled-in with clapboard. Despite the alterations to the porch, the property still retains enough integrity overall to be contributing. A contributing one-story, two stall garage with a pair of entry doors, a gable roof and stucco walls is located in the rear. The patterned stucco finish on the walls matches the primary residence.

6 **1105 S. Dakota Avenue.** 1917. This two-story Prairie residence has a hipped asphalt roof with wide boxed eaves, and a hipped dormer with a six-pane horizontal window on the façade. Narrow clapboard siding covers the first story and coursed wooden shingles cover the second story and the roof dormer. There is a full-width, one-story enclosed porch on the façade. The design is similar to the Foursquare, but the main entrance is located on the north elevation in a projecting bay which extends out approximately 4-feet from the main structure, and is covered by a hipped roof with spindle work. Original three-over-one double-hung sash windows with sill and lintel framing surrounds are located throughout the house and in the enclosed porch. A contributing one-story, two stall garage with a hipped, almost pyramidal, roof, clapboard siding, and tilt-up wood doors is located in the rear. The garage is shared with 1111 S. Dakota Avenue.

7 **1111 S. Dakota Avenue.** 1916. This two-story residence is in the Prairie style, but is designed as a side gabled subtype with an asymmetrical facade. The side-gabled roof has asphalt shingles and exaggerated, boxed eave overhangs. There is a shed dormer with a horizontal five-pane window on the façade. The first story has narrow clapboard siding, and the second story and the dormer are covered in coursed wood shingles. The front porch, which was originally open, has been screened-in and the porch supports covered by siding. The original flat roof has been enclosed with a short wooden wall to create a second story deck above the porch. To the north of the porch is the entrance, covered by a curved shed roof supported by curved cut-out brackets.

8 **1112 S. Dakota Avenue.** 1921. This two-story Prairie style foursquare has stucco siding, a hipped asphalt roof with boxed, wide overhanging eaves, and a hipped dormer with a horizontal single pane window on the façade. Two, one-over-one double-hung sash windows are located on the second story façade. The full-width, one-story porch has been enclosed, but the original detailing is still visible, including the horizontal band that capped the original solid half-wall, and the outlines of the arched openings on the north and south elevations. The entrance is asymmetrically placed on the south side of the façade, and to the north of the entrance a large picture window with an awning has been added to the porch. A contributing one-story, two stall garage with a front gable roof and stucco siding is located in the rear. The garage is shared with 1114 S. Dakota Avenue and the pair of doors are each of a different style, reflecting the difference in ownership. The entry for this residence is a contemporary roll-up door, while the entry for 1114 S. Dakota Avenue is a pair of hinged doors that meet in the middle, with a four-light window located in the top third of each door.

9 **1114 S. Dakota Avenue.** 1921. This one-story, stuccoed Craftsman residence has a hipped-front gable roof with asphalt shingles, and wide overhanging eaves with exposed rafters. The roof also has unusual exposed decorative purlins under the hipped portion of the roof. A small gable above the entrance, located on the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 5

northern end of the façade, matches the slope of the main roof. A hip roofed enclosed porch is centered under the hipped portion of the main roofline. The porch roof has very wide, overhanging eaves with corbelled brackets that match the purlins on the main roof. The porch contains a ribbon of one-over-one double-hung sash windows.

10 **1116 S. Dakota Avenue.** 1912. This one-and-one-half story Craftsman has vinyl siding, a stone foundation, and a front gabled, asphalt shingled roof with wide overhanging eaves and exposed rafter tails. Centered under the gable on the façade is a ribbon of three-over-one double-hung sash windows. On the south elevation of the roof is an unusual large dormer which contains a centered, small, single-pane window flanked by pairs of three-over-one sash windows. The dormer has a flat-topped front-gable roof with exposed rafter tails. The front porch, which is contained under the main roof, has been enclosed with a ribbon of three-over-one double-hung sash windows, but the original battered piers on the corners are still visible. The entrance with sidelights is asymmetrically placed on the northern end of the façade.

11 **1119 S. Dakota Avenue.** 1910. This one-story Neoclassical cottage has clapboard siding and a pyramidal roof with asphalt shingles. There are three hipped dormers on the roof, one each on the east facing façade and the north and south elevations. Each dormer has two centered one-over-one double-hung sash windows. A poured concrete chimney is visible in the center of the roof. The front porch is located under a flat roof which is supported by Doric columns, with square spindle railings between them. The original picture window with decorative leading in the upper portion still remains in the southern side of the façade. A non-contributing one-story, two stall garage with clapboard siding is located in the rear. A single opening serves both stalls and the roof ridgeline is badly sagging. There is a small shed addition on the back with new siding. The garage is non-contributing due to alterations.

12 **1120 S. Dakota Avenue.** 1912. This one-and-one-half story Craftsman house has the original narrow clapboard siding, and a steeply pitched, side-gabled asphalt shingled roof. On the façade is a shed dormer with wood shake siding and exposed rafter tails. The dormer contains a pair of centered one-over-one sash windows. The main roof extends further in the front to cover the porch and is supported by battered wood piers which sit on a solid half-wall. The porch wall extends the full width of the porch, with the entrance into the porch located on the north elevation. A contributing one-and-one-half story, two stall garage with a front gabled roof and clapboard siding is located in the rear. The gabled end contains a pedestrian door and a pair of automobile doors. The garage is shared with 1116 S. Dakota Avenue, and the respective halves are delineated by different shades of white paint.

13 **1121 S. Dakota Avenue.** 1910. This one-story Neoclassical cottage has clapboard siding and a pyramidal roof with asphalt shingles. There are three hipped dormers on the roof, one each on the east facing façade and the north and south elevations. Each dormer has two centered one-over-one double-hung sash windows. A brick chimney is located in the center of the roof. The front porch is located under a flat roof

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 6

which is supported by modern turned wood posts with spindle railings. The bottom portion of the porch is covered by lattice. The original picture window with decorative leading in the upper portion still remains in the southern side of the façade. This property is identical to 1119 S. Dakota Avenue. A contributing one-story, single stall garage with a front gabled roof and wide weatherboard siding is located in the rear.

14 **1125 S. Dakota Avenue.** 1910. This two-story Prairie style foursquare has the original narrow clapboard siding and a pyramidal hipped-roof with wide overhanging boxed eaves. On the façade, the first story contains the entrance in the north end and a pair of one-over-one windows with a shared pair of wood plank shutters on the south. The second story has two centered one-over-one windows, each with wood plank shutters. The entrance has a new wooden deck and railing which is approximately half the width of the façade. The entrance and deck area are covered by a small flat roof porch which covers the full width of the deck and then extends out slightly past the main structure on the north elevation. A contemporary one-and-one-half story, two car garage is attached to the back of the house, but is not visible from the façade.

15 **1126 S. Dakota Avenue.** 1890. This one-story Folk Victorian house has a cut stone foundation, asbestos siding and a flared-hipped roof with asphalt shingles. There is a brick interior ridge chimney, and gabled dormers on the west facing façade and south elevation. The dormers have decorative bargeboards in the gables, and contain a pair of one-over-one double-hung sash windows. The open front porch has a half-hipped roof supported by ornate round wood columns and covers the centered entrance. To the south of the entrance is the original picture window with decorative lead-work in the upper portion that is found throughout the historic district. Decorative shutters have been added to the windows throughout the house. A non-contributing one-story, two stall garage with a gable roof and drop channel siding is located in the rear. The garage has a gable end pedestrian entry door and a double wide contemporary garage door.

16 **1200 S. Dakota Avenue.** 1912. This two-story Craftsman residence has masonite siding and a side gabled asphalt roof with a brick interior ridge chimney. Centered in the façade is a large, prominent, gabled wall dormer with two one-over-one double-hung sash windows on the second story and a small, square attic window located in the apex of the gable. Both the main gabled roof and the gabled dormer have eave returns in the gable ends. The house originally had a full width front porch with an almost flat, slightly pitched roof. The north half of the porch has been enclosed, leaving a small porch on the south with a solid half-wall supporting a round column on the corner which extends up to the porch roof. The home has been converted from single family use to a four-plex, and two entrances are located under the porch roof. A non-contributing, contemporary, one-story, two stall garage with a pair of entry doors is located in the rear. The building has composition oriented strand board sheets for its roof sheathing, stucco exterior walls, and fiberglass roll-up doors.

17 **1201 S. Dakota Avenue.** 1907. This one-story residence has some National Folk details, but does not portray any particular style. The main section of the house has clapboard siding, and a hipped asphalt roof, but

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 7

the roof extends further out on the façade to cover the porch, creating an unusual roof line. A large gambrel dormer with a pair of one-over-one double-hung sash windows protrudes from the east facing façade, while hipped dormers are located on the north and south elevations. A triangular pediment is centered over the full-width porch, but the entrance to the house is asymmetrically placed in the northern half of the facade. The porch roof is supported by turned wood spindle posts which have a very low wood railing between them. The back portion of the house, which is two stories and has a side gabled asphalt roof, extends out from the main section of the house a few feet on the north and south elevations.

18 **1210 S. Dakota Avenue.** 1912. This two-story Craftsman residence has the original narrow clapboard siding and a side gabled asphalt roof with a poured concrete interior ridge chimney. Centered in the façade is a large, prominent, gabled wall dormer with two one-over-one double-hung sash windows on the second story and a small, square attic window located in the apex of the gable. Both the main gabled roof and the gabled dormer have eave returns in the gable ends. The house originally had a full width front porch which has been removed and replaced by an off-centered, front-gabled, enclosed, extended front entryway. The entryway roof has imitation eave returns to try and match the other roofs on the house. In the southern portion of the façade is the original divided light picture window with decorative leading in the upper portion. A non-contributing, contemporary, one-and-one-half story, two stall garage with a gable roof and horizontal lap siding is located in the rear. The automobile entry door is a double wide raised panel aluminum roll-up door. There is also a raised panel, steel pedestrian door with a window in the upper half.

19 **1212/1214 S. Dakota Avenue.** 1934. This one-story Tudor Revival residence has a side gabled asphalt shingle roof, and stucco wall cladding done in the English cottage finish. The façade has a single, slightly off-centered, extended front gable which contains the entry. The front gable extends further down on the north side. There is also horizontal weatherboard siding in the apexes of both gables. A partial-width patio area on the southern portion of the facade is encircled with low painted brick walls with square piers flanking the opening and the south corner. A cap of rowlock bricks finishes the top of the wall and piers. The residence was converted to a multiple dwelling in 1955 by adding a second entrance in the northern end of the façade and a full-width shed roof dormer on the back of the house. A contributing one-story, single stall garage with a front gabled roof and stucco walls is located in the rear. The distinctive stucco pattern matches the primary residence.

20 **1302 S. Dakota Avenue.** 1912. This one-and-one-half story Dutch Colonial Revival residence has a front facing, cross-gambrel asphalt roof with eave returns, vinyl siding, and a full-width front porch under a half-hipped roof. Three slender, round, wood columns support the porch roof, and the porch is encircled with a wood railing and spindles. Centered in the gambrel façade is a former ribbon of windows in which a center vinyl panel has been placed between two one-over-one double-hung sash windows. The upper sashes of the windows have had muntins added to give the appearance of a three-over-one window. A gabled, almost full-width, addition is attached to the back of the house. A contributing one-story, two stall garage with a gable roof

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 8

and clapboard siding is located in the rear. The single, double-wide entrance has an aluminum panel roll-up door.

21 **1304 S. Dakota Avenue.** 1920. This one-story Craftsman bungalow has a front gabled asphalt roof and stucco wall cladding. The roof is unusual for a Craftsman in that the eaves are boxed and slightly flared, but it still has triangular knee brackets at each corner of the façade. Decorative half-timbering and a small one-over-one double-hung sash window are located in the gable. A small entry porch is located under the main roof in the north corner of the façade, with a battered pier extending from the ground level to the corner of the roof. A solid half-wall with wood coping encloses the porch. In the south portion of the facade a larger one-over-one double-hung sash window is flanked by two narrower one-over-one windows, and all three windows are protected under a fiberglass and metal awning. A rustically constructed cobblestone planting bed runs along the width of the façade and rises to become low walls flanking the front steps. A contributing one-story, single stall garage with a front gable roof with exposed rafter tails, simple drop wood siding, and a new raised panel aluminum roll-up door is located in the rear.

22 **1305 S. Dakota Avenue.** 1919. This two-story Colonial Revival house has a side gabled asphalt roof with eave returns, stucco siding, and a flat-roofed one-story wing on the south. On the façade, a centered, arched shed dormer contains a window with ornate glass pane patterns. Round columns and pilasters support a triangular pedimented entry portico, which is flanked by large, eight-over-eight double-hung sash windows. The south wing is enclosed with windows, creating a sunroom, and the roof is supported by round columns. There is a series of stuccoed piers connected by a wooden balustrade along the roof line of the south wing, creating a second story open porch. The south elevation also has a brick end chimney with elaborate brickwork, flanked by eight-over eight windows that are topped with "quarter round" windows.

23 **1314 S. Dakota Avenue.** 1919. This one-story, stucco, Craftsman bungalow residence has a front-gabled asphalt roof with overhanging eaves, exposed rafter tails, and triangular knee braces in the gable ends. A pair of four-over-one double-hung sash windows is located in the gable apex. A partial-width front porch is located under the main roof in the southern portion of the façade. The porch is enclosed with a stuccoed, solid half-wall which supports two new, large, square wooden columns at each corner that support the roof. A single four-over-one double-hung sash window is located in the northern portion of the façade. A contributing one-story, single stall garage with a front gable roof and stucco walls is located in the rear. The stucco finish and roof details on the garage match the residence.

24 **1330 S. Dakota Avenue.** 1917. This one-story Neoclassical cottage has a hipped roof with asphalt shingles and a hipped dormer on the façade, which is characteristic of the style. The walls are clad in asbestos siding. The façade is symmetrical, with a centered front entrance flanked by single windows on each side. The full-width front porch is contained under the main roof, which is supported by four square wood columns, and is surrounded by a wood balustrade. A contributing one-story, single stall garage with a gable roof and a tilt-up

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 9

wood door with a row of four, square windows is located in the rear. The garage walls are clad in asbestos siding that matches the residence.

25 **1332 S. Dakota Avenue.** 1922. This two-story Prairie foursquare has a pyramidal asphalt roof with slightly flared, overhanging, boxed eaves. The first story is clad in narrow clapboard siding, while the second story is clad in coursed wood shingles. The partial-width front porch has a half-hipped roof with wide overhanging eaves and is enclosed with a ribbon of original four-over-one double-hung sash windows. The entrance is located in the northern end of the porch, but is set back several feet from the front wall of the porch. The porch roof follows this same shape, leaving the front steps uncovered. A non-contributing contemporary one-story, two stall garage with a side gable roof and vertical board siding is located in the rear. The garage has a doublewide, aluminum panel roll-up automobile entry door and a pedestrian door.

26 **1005 S. Center Avenue.** 1915. This one-story Neoclassical cottage has a hipped asphalt roof, an interior-slope brick chimney, and narrow clapboard siding. As is characteristic of the Neoclassical style, the façade is symmetrical, with a centered front entrance, which is slightly extended out from the main structure, flanked by single windows on each side. The window to the south of the entrance is the original picture window with decorative leading in the upper portion that is found throughout the district. The full-width front porch is contained under the main roof, which is supported by four square wood columns that rest upon a solid low-wall enclosure. A wide set of stairs leads up to the porch.

27 **1012 S. Center Avenue.** 1919. This two-story Prairie foursquare has a pyramidal asphalt roof with wide boxed eaves, an interior-slope brick chimney, and weatherboard siding. The house is a simplified version of the Prairie style, with only a small front entry instead of a full-width porch, and symmetrically placed windows on the façade. The entrance is located in the southern end of the façade and is covered by a half-hipped roof supported by two square wood posts. The entry porch roof mirrors the main roof in pitch and style. A side entry on the south elevation is an enclosed portico with a similar roof. A non-contributing contemporary one-story, two stall garage with a front gable roof, a doublewide automobile entry door, and simple drop wood siding is located in the rear.

28 **1019 S. Center Avenue.** 1915. This two-story Craftsman house has a front-gabled asphalt roof with wide overhanging eaves with exposed rafter tails, and triangular knee braces in the gable. The upper story of the house is clad in coursed wood shingles, while the lower portion has narrow clapboard siding. A partial-width front porch is on the southern half of the façade. The porch has a front-gabled roof with wide overhanging eaves with exposed rafter tails, and triangular knee braces and wood shingles in the gable, matching the details of the main roof. The entrance is located in the north side of the porch. It appears that the porch was originally open, with solid half-walls covered with the same clapboard siding as the house, with corner piers supporting the roof. The open area of the porch has been enclosed with a pair of windows surrounded by vertical wood siding. A non-contributing one-story, two stall garage with a pyramidal roof, contemporary composition siding,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 10

and contemporary automobile entry doors is located in the rear. The garage is non-contributing due to the alterations.

29 **1021 S. Center Avenue.** 1910. This one-story Neoclassical cottage has a pyramidal asphalt roof with a ridge brick chimney, and vinyl siding. The façade is dominated by a large gabled dormer with eave returns that contains a pair of one-over-one double-hung sash windows with shutters. The façade contains three picture windows, all with decorative leading in the upper portion. The centered entrance is located under a small, flat-roofed porch supported by two heavy square wood piers. The porch has been altered with the addition of sidewalls of varying heights, creating a “step-down” appearance on the sides of the porch and steps. A one-story, single stall garage is attached to the back northwest corner of the residence.

30 **1101 S. Center Avenue.** 1917. This two-story Craftsman residence has a front-gabled asphalt roof with wide overhanging eaves with exposed rafter tails, and three triangular knee braces in each gable. Alternating bands of coursed wood shingles and narrow clapboard siding clad the walls. The bottom of each story starts with shingles and then the top is covered in clapboard. The gable ends are clad with the wood shingles. A decorative raised molding divides the two sidings. An inset wood band which acts as a connecting lintel runs between the first and second stories, as well as between the gable ends. The one-story front-gabled porch has the same detailing as the main structure. The entrance is asymmetrically placed on the northern portion of the porch façade. The original open porch has been enclosed with a ribbon of one-over-one double-hung sash windows and the piers have been covered with narrow clapboard, but the skeleton of the original porch is still intact. A non-contributing low one-story, two stall garage with a flat roof, concrete block walls, and two contemporary metal roll-up doors is located in the rear. The concrete blocks are formed to resemble stone blocks, and a two-foot tall wood parapet is located on the façade. The garage is shared with the residence at 307 W. 19th Street. The alterations of the new doors and the wood parapet wall make the garage non-contributing.

31 **1111 S. Center Avenue.** 1925. This two-story Craftsman residence has an asphalt shingled roof and narrow clapboard siding. The house was originally side-gabled with a shed dormer and an asymmetrical entrance, but a hipped addition was later added on the north side. The hipped addition mimics the details of the earlier portion with exposed rafter tails, similar framing, and the same three-over-one double-hung sash windows. The large shed dormer, which also has exposed rafter tails, contains a ribbon of windows. Two large square columns support the gabled roof above the entrance. A second story entrance and wood stairs were added to the south elevation when the home was remodeled for apartments. A non-contributing one-story, single stall garage with a front gable roof, drop channel wood siding, and a fiberglass roll-up door is located in the rear. The garage is non-contributing due to alterations.

32 **1112 S. Center Avenue.** 1900. This one-story National Folk residence has a front-gabled asphalt roof and narrow clapboard siding. The front gable is pedimented and contains a pair of one-over-one double-hung

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 11

sash windows with a wooden awning. A one-story, flat roofed addition was added to the façade of the house in 1944. The addition has a centered entrance with a ribbon of one-over-one double-hung sash windows on the north side and a solid wall with a single, small one-over-one window on the south. A non-contributing contemporary one-story, two stall garage with a front gabled roof, a doublewide aluminum roll-up panel door, and wide horizontal composition siding is located in the rear.

33 **1115 S. Center Avenue.** 1890. This one-and-one-half story National Folk residence has a front-gabled asphalt roof with a brick ridge chimney, and vinyl siding. The entrance is asymmetrically placed on the northern end of the façade and a single pane picture window is on the south. The original open porch has been removed. A single stall, shed roofed garage has been added on the north side, but the garage is located on a lower elevation than the house, cut into the hill, and only a small portion of the garage is actually attached to the residence and does not detract from it.

34 **1116 S. Center Avenue.** 1903. This one-story Neoclassical cottage has narrow clapboard siding and a hipped asphalt roof. There are three gabled dormers with eave returns, one each on the west facing façade and the north and south elevations. The original windows in the dormers have been replaced with one-over-one double-hung sash windows on the north and south, and a large two-sash casement window on the façade dormer. The full-width front porch is located under a hipped roof which is supported by new, square wood columns and encircled by a new, wood balustrade. A small, one-story, one stall, hipped roof garage has been added to the south elevation.

35 **1117 S. Center Avenue.** 1908. This two-story Prairie style residence has a cross-hipped asphalt roof with wide boxed eaves, and very narrow clapboard siding. The house was originally a foursquare with a full-width porch, but a two-story, hipped-roof addition was extended out from the north portion of the façade. The front porch is covered by a shed roof which also acts as a deck for the second story, where a door and railing have been added. The original porch supports have been replaced with slender, square wood posts and balustrade. Decorative dentil molding is present under the eaves and between the first and second stories where it acts as a continuous lintel for the windows. On the south elevation a diamond-set window is located to the east of a side entrance that is covered by a small shed roof supported by two Doric columns. A non-contributing contemporary one-story, four-stall garage with a shed roof is located in the rear. The garage is built into a slightly sloped site, with concrete block comprising the lower half of the walls and drop channel siding on the upper portion. The four individual automobile entry doors are contemporary roll-up panel doors.

36 **1118 S. Center Avenue.** 1903. This one-story residence is in the Prairie style, but is designed as a gabled subtype with an asymmetrical façade. The house has a front-gabled asphalt roof with wide overhanging boxed eaves and a hipped dormer on the south elevation. The soffit eaves continue around the perimeter and connect the gable ends, giving the gables a pedimented appearance. The house has narrow clapboard siding, and a simple set-in wood band runs along the top of the windows, acting like a continuous lintel, around the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 12

perimeter of the house. This detail is also above the pair of one-over-one windows in the gable. A simple frieze of a wide wood band runs under the eaves, including in the gable. A full-width, one-story porch with low-pitched hip roof is on the façade. The porch supports and railings have been replaced with narrow wood posts and a wooden balustrade. A contributing one-story, small single stall garage with a front gable roof, wood siding, and a wood panel roll-up door with a row of square windows is located in the rear.

37 **1120 S. Center Avenue.** 1909. This two-story residence has a front-gabled asphalt roof with overhanging boxed eaves, a gabled dormer on the south elevation, narrow wood siding, and an eave wall exterior chimney which has been sided over with the same wood siding as the house. The front-gable is pedimented and contains a ribbon of three windows, with the center window taller, creating the effect of a Palladian window. The entrance is located in the northern portion of the façade and has a decorative surround topped with a broken triangular pediment. The detailing of the entrance and the pedimented gable with the faux Palladian window, along with the form of the house, would imply a Neoclassical design, but the front porch has been removed, making it difficult to make a definite determination. The porch has been replaced with a small wooden entry deck with side balustrades. A non-contributing one-story, one stall garage with a front gabled roof and wide clapboard siding is located in the rear. The automobile entry has been widened and a contemporary four-segment roll-up door has been added, and a substantial amount of new replacement siding is on the façade.

38 **1200 S. Center Avenue.** 1937. This two-story Prairie-style foursquare apartment building has a hipped asphalt roof with a centered hipped dormer, and the walls are covered with a smooth stucco finish. The symmetrical façade has a centered front entrance contained in a small, hipped roof, enclosed entryway which projects out from the façade and is accessed by a set of concrete stairs. The entrance is flanked by pairs of original six-over-one double-hung sash windows on both the first and second stories. A contributing one-story, five-stall garage with a flat-topped, hipped roof and stucco wall cladding is located in the rear. The stucco pattern on the walls matches the residence. Each of the five stalls has its own tilt-up, paneled wood door with a row of four, four-light windows at the top.

39 **1201 S. Center Avenue.** 1926. This one-and-one-half story Craftsman bungalow has a side-gabled asphalt roof with wide overhanging eaves with exposed rafter tails and triangular knee braces, and is sided in narrow clapboard. A shed dormer with a ribbon of one-over-one double-hung sash windows is centered on the roof façade. The dormer roof has the same detailing as the main roof, with exposed rafter tails on the façade and triangular knee braces on the north and south sides. The main roof extends out slightly on the façade to cover the porch, with the roof supported by pairs of square, battered wood columns which rest atop brick piers. Low solid porch walls covered in narrow clapboard siding span between the piers. A brick chimney is located on the west slope of the roof. A non-contributing one-story, single stall garage with a front gabled roof and a raised panel aluminum roll-up door is located in the rear. The garage walls are made of formed concrete block,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 13

made to resemble stonework, with drop channel wood siding in the gable ends. Alterations make the garage non-contributing.

40 **1205 S. Center Avenue.** 1939. This one-story Minimal Traditional residence has a side-gabled asphalt roof with no eave overhang, a large brick gable wall chimney, and wood siding. The main roof extends out slightly on the southern portion of the façade to cover a screened-in porch, which is supported by a pair of wood posts on the corner. The northern corner of the porch is enclosed and contains a small round window. The northern end of the façade, which is stepped-back from the porch, contains an eight-over-eight double-hung sash window. Behind the side-gabled façade the house expands into a cross-gable with gable dormers on the north and south elevations. A non-contributing, contemporary one-story, two stall garage with a front gabled roof, horizontal composition board siding, and a doublewide aluminum roll-up door is located in the rear.

41 **1211 S. Center Avenue.** 1916. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves, a centered hipped dormer with a ribbon of three square windows, and the original narrow clapboard siding. The residence originally had a full-width open porch on the façade, but the southern portion of the porch has been enclosed as living space, and contains a pair of one-over-one double-hung sash windows. The remaining open porch on the north is supported by a battered wood column which rest atop a solid half-wall along the side. A contributing one-story, single stall garage with a front gabled roof with exposed rafter tails and three knee braces on the north-facing façade is located in the rear. The garage has drop channel wood siding and an older model roll-up wood door. This small, narrow garage reflects the Craftsman style architecture. A second, non-contributing contemporary garage is also present. This additional one-story, single stall garage has a west-facing front gable roof, weatherboard siding, and a two panel plywood roll-up door with two rectangular windows.

42 **1213 S. Center Avenue.** 1917. This two-story Prairie residence is designed in the front-gabled subtype. The front-gabled asphalt roof has overhanging enclosed eaves and an interior slope brick chimney. The walls are clad in narrow clapboard siding with stucco and half-timbering in the gable. A set-in wood band separates the gable end from the second story, which contains a pair of windows with shutters. The half-timbering is echoed in the front-gabled, full-width open porch. The porch roof is supported by four, square wooden posts which sit atop a paneled low wall that encircles the porch. The porch is raised above the ground level, and several courses of the concrete block foundation are visible. Victorian-style spindle work has been added to the top of the porch. A non-contributing contemporary one-story, two stall garage with a front gable roof, aluminum siding, and a doublewide four-segment roll-up door is located in the rear.

43 **1215 S. Center Avenue.** 1915. This two-story Craftsman residence has a front-gabled asphalt roof with wide overhanging eaves with exposed rafter tails and triangular knee braces. The house is clad with narrow clapboard siding on the first and second stories of the façade and coursed wood shingles in the gable. The side elevations of the house have wood shingles on the second story and clapboard on the first. The front

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 14

gable contains a unique attic window. A pair of small one-over-one windows is set in raised framing, and a small, wood shingled, shed roof extends slightly over them. Beneath the windows are small decorative brackets. A shed roofed, full-width front porch with exposed rafter tails is on the façade. The porch is enclosed by solid half-walls and three, battered wooden columns support the roof. The porch has been screened in, but the original elements are still intact. A contributing small, one-story, single stall garage with a front gable roof is located in the rear. The garage reflects the Craftsman style with exposed rafter tails, narrow clapboard siding on the walls with shingles in the gable ends, and wood trim at the corners and around the garage door.

44 **1216 S. Center Avenue.** 1931. This two-and-one-half story Italian Renaissance styled, red brick apartment building, named *Gloria Apartments*, was recently individually listed on the National Register of Historic Places. The building has a flat roof, but with a small shed roof of red tile that extends slightly at the roofline. The centered, projecting entrance bay is elaborately detailed with a concrete door surround, sidelights, stone and brick piers, and concrete urns. A pair of large, six-over-fifteen windows are above the entrance. Flanking the entry bay on each side are nine pairs of six-over-one double-hung sash windows, three per story, with brick sills in a contrasting buff color. At the north and south ends of the building are slightly projecting bays which have a pair of windows on each story. The bays have triangular parapets that rise above the roofline, creating a break in the tiled shed roof. Running vertically along the outside edges of the windows in the bays, from ground level to the roof, are bands of buff colored brick. The red and buff colored bricks are also used together to create a checkerboard pattern on the wall surface above and below the windows. The same buff brick is used in horizontal bands that encircle the building, one at the ground level, another separating the garden level and first story, and a third band along the top of the second story windows. Attached to the north elevation of the building is a one-story, three-stall garage with a flat roof and faced in the same red brick.

45 **1305 S. Center Avenue.** 1919. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves, a centered hipped dormer with a seven pane ribbon window, and walls clad in vinyl siding. A large pyramidal roof supported by two large triangular knee braces covers the off-centered entrance. A moderately sized two-story addition, which is stepped back several feet from the façade, has been added to the south elevation. The addition has the same detailing as the original residence, including roof pitch, eave overhang, and window size and framing. There is an interior slope chimney on the north, which has also been covered in vinyl siding.

46 **1307 S. Center Avenue.** 1922. This two-story Dutch Colonial Revival has a full-front gambrel asphalt roof with large shed dormers on both the north and south elevations, and the roof hangs over the first story approximately two feet. The walls are clad in wood siding. A pair of six-over-one double-hung sash windows with shutters are located on the second story of the façade. A very small, hipped extension on the southern portion of the first story of the façade is enclosed with low walls and two pairs of eight pane swing-out windows. A round column on the corner supports the extension. Projecting out from the extension is a covered entryway that is supported by four square columns, and is accessed by an uncovered deck with wooden stairs

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 15

and balustrade. A one-story, single stall garage with a gabled roof and wood siding is attached to the west elevation on the back of the residence.

47 **1312 S. Center Avenue.** 1922. This one-and-one-half story brick residence has a side-gabled asphalt roof, and although it has no distinctive architectural style, it has some unique design elements. The brickwork on the walls is done in a Flemish bond, with a horizontal rowlock band near the top of the walls. The walls on both the façade and the front entry portico, which extends out slightly from the facade, flare out at the corners. The front entry is covered by a pedimented gable roof, but the horizontal base of the pediment is comprised of a wide, shingled element incorporating an “eyebrow” curve, and is supported by two large, curved knee-brace brackets. A large pair of windows on the top story extend up above the roof line and are covered by a clipped cross-gabled roof dormer. A contributing one-story, single stall garage with a pyramidal roof, narrow clapboard siding, and a tilt-up wood door is located in the rear.

48 **1015 S. Main Avenue.** 1912. This one-story Neoclassical cottage has clapboard siding and a complex roof form, with a gable-on-hip asphalt roof over the main section of the house, with an intersecting hipped roof which covers the southern section of the house that is set-back slightly from the façade. Hipped-roof dormers are located on the northern and southern elevations. The front-facing gable of the main roof contains a ribbon of three windows, with the center window taller, creating the effect of a Palladian window. The front entry is located in an enclosed portico with a modest pediment. A contributing one-story, two stall garage with a hipped roof and narrow clapboard siding is located in the rear. The automobile entry doors are a pair of wide, hinged folding wood doors with diagonal wood boards.

49 **1017 S. Main Avenue.** 1911. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves, a tall interior slope brick chimney on the north, and a centered hipped dormer with a ribbon of three square windows on the facade. The side and back elevations have horizontal clapboard siding, but the façade has been covered with vertical wood siding. The residence originally had a full-width open porch on the façade, but the southern portion of the porch has been enclosed as living space. The remaining open porch on the north is supported by two wooden posts and is encircled with a new wooden balustrade. A contributing one-story, two stall garage with a hipped roof, narrow clapboard siding, and a single, wide entry door is located in the rear.

50 **1100 S. Main Avenue.** 1913. This two-story Colonial Revival residence has narrow clapboard siding, and a very tall, exposed brick chimney on the north elevation. The hipped asphalt roof with overhanging boxed eaves terminates in a flat square at the top, and there is a large, prominent gabled dormer on the façade. The dormer has slightly flared eaves and contains a ribbon of windows. The window lintel is slightly pedimented and contains dentil molding. There is a full-width front porch supported by four symmetrically placed Tuscan columns and encircled by a low wooden balustrade. The centered front entrance projects out slightly from the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 16

main structure. A contributing one-story, two stall garage with a front gable roof, vinyl siding, and two wide entry doors is located in the rear.

51 **1102 S. Main Avenue.** 1925. This one-story Craftsman bungalow has a low-pitched, clipped front-gabled asphalt roof with wide overhanging eaves and triangular knee braces in the gable ends. The walls are clad in narrow clapboard siding with wood shingles in the gable end. The roof extends out on the façade to cover a partial-width front porch. The porch has solid half-walls with two square wood columns which support the roof, and screened windows have been added to enclose the openings. A contributing very small, one-story, single stall garage with a front gable roof with exposed rafter tails, and simple drop siding is located in the rear. The garage is accessed by a driveway shared with 1104 S. Main Avenue.

52 **1104 S. Main Avenue.** 1928. This one-story Tudor Revival residence has wood clapboard siding and a steeply pitched side-gabled asphalt roof with a prominent cross-gable that dominates the façade. The front facing cross-gable contains an arched, open entry porch in the southern end which covers the recessed entry, with living space in the northern and upper portions of the gable. A single square post that is clad in the same horizontal siding as the house supports the open porch area. There is also a pair of small square windows in the apex of the gable, and an interior slope brick chimney is located on the façade. A contributing very small, one-story, single stall garage with a front gable roof with exposed rafter tails, and simple drop siding is located in the rear. The garage is accessed by a driveway shared with 1102 S. Main Avenue.

53 **1105 S. Main Avenue.** 1914. This two-story Prairie residence is designed in the unusual front-gabled subtype. The front-gabled asphalt roof has overhanging enclosed eaves and an interior slope brick chimney, and the walls are clad in asbestos siding. There is a pair of small one-over-one double-hung windows in the apex of the gable and two larger windows are symmetrically located on the second story. The front-gabled, one-story full width front porch has recently been completely enclosed with ribbons of windows and the entrance is now located in the north end of the porch. A rectangular cantilevered oriel window protrudes from the north elevation. A non-contributing contemporary one-story, two stall garage with a front gable roof, insulated siding panels, and a doublewide automobile entry door is located in the rear.

54 **1107 S. Main Avenue.** 1890. This two-story National Folk residence has a front-gabled asphalt roof and narrow wood clapboard siding. There is a full-width, screened-in front porch with a low-pitched hip roof that is supported by square wood posts which rest upon low, solid half-walls. A pair of concrete steps with low brick sidewalls leads up to the porch. Above the porch and centered in the gable apex is a pair of one-over-one double-hung wood windows. A non-contributing one-story, two stall garage with a front gable roof and clapboard siding is located in the rear. The automobile entry door has been modified from a pair of doors to a single doublewide entry.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 17

55 **1117 S. Main Avenue.** 1912. This one-and-one-half story Craftsman residence has a side-gabled asphalt roof with wide overhanging eaves, an interior ridge brick chimney, and an inset shed roof dormer on the façade. A short wall surrounds the inset dormer, creating a small porch area. The first story walls are clad in stucco, while the upper floor walls under the gables have narrow clapboard siding. The main roof angles out slightly on the façade to cover the full-width front porch, which is supported by large square, stuccoed columns, and surrounded by a low half-wall. A set of stairs on the north end of the façade provides access to the porch and the main entrance. A contributing one-story, single stall garage with a side gabled roof and a wide, four-segment roll-up wood panel door with four windows is located in the rear. The garage is clad in stucco that matches the residence.

56 **1119 S. Main Avenue.** 1913. This two-story Craftsman residence has a front-gabled asphalt roof with wide overhanging eaves, triangular knee-braces in the gable, and through-the-cornice wall dormers with shed roofs on the north and south elevations. The first story has stucco wall cladding, with the second story is clad in wood shingles. The one-story full-width front porch has a flat roof with wide overhanging eaves, which is supported by very large, square columns on each corner. The porch has been screened-in. Centered above the porch on the second story are two pairs of four-over-one double-hung wood windows. The wall above the windows flares out very slightly, giving the faint appearance of a shed roof covering the windows. A contributing small and narrow one-story, single stall garage with a front gable roof is located in the rear. The garage has hinged wood doors and very narrow clapboard siding with shingles in the gable ends.

57 **1200 S. Main Avenue.** 1929. This one-story Minimal Traditional house has a side-gabled wood shingle roof, an interior slope brick chimney, and wood siding. A flat roof porch, supported by two decorative metal posts that rest upon low, brick sidewalls, covers the centered entrance. The entrance is flanked on each side by one-over-one hung windows. A non-contributing one-story, single stall garage with a flat roof, wide weatherboard siding, and a new four-segment roll-up aluminum door is located in the rear. The garage is non-contributing due to the alterations.

58 **1204 S. Main Avenue.** 1921. This one-story Craftsman residence has a cross-gabled asphalt roof with wide overhanging boxed eaves, triangular knee braces and half-timbering in all the gables, and stucco wall cladding. A partial-width front porch is located under the main roof, which is supported by a large square pier on the corner that sits atop a half-wall, which encircles the porch. The entrance, which is centered on the façade, is located under the porch. Attached to the southeast corner of the residence is a one-story, single stall garage with stucco wall cladding that matches the residence.

59 **1205 S. Main Avenue.** 1903. This one-story Neoclassical cottage residence has a hipped asphalt roof with a prominent gabled dormer, and narrow clapboard siding. The gabled dormer on the façade contains an arched window with a wooden keystone at the top of the molding. A small, gabled bay on the north elevation also contains a smaller, fixed arch window. Both the dormer and the bay have slight eave returns, alluding to a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 18

pediment, which is a popular characteristic of this style. The full-width open front porch is located under a shed roof that extends out from the main hipped roof. The porch roof is supported by a series of square wood columns that rest upon a solid half wall, which encircles the porch. A contributing small and narrow one-story, single stall garage with a gable roof and narrow clapboard siding is located in the rear. The garage has a wooden tilt-up paneled door with a row of windows and is accessed by a driveway shared with 1209 S. Main Avenue.

60 **1209 S. Main Avenue.** 1936. This one-story Tudor Revival residence has a cross-gabled asphalt roof with a prominent front-facing gable on the façade, and a large, wide, brick exterior chimney on the south elevation. The walls are clad in stucco, with false half-timbering and a tall, slender, arched vent in the front gable. The front-facing gable contains the main entrance and a pair of windows with shutters, and its walls are battered, tapering outward to the ground. A non-contributing contemporary one-story, two stall garage with a front gable roof, wide lapped siding, and a single doublewide automobile door is located in the rear. The garage is accessed by a driveway shared with 1205 S. Main Avenue.

61 **1220 S. Main Avenue.** 1923. This two-story, highly stylized, Tudor Revival residence has a clipped side gable roof with a prominent cross-gable on the façade, made of extremely thick, green, square tiles. Large brick chimneys are located in the “clipped” sections of the roof on both the north and south elevations. The walls are clad in red brick, with half-timbering in the tympanum of the cross-gable on the façade. The centered entrance has a prominent arched roof that projects out and is supported by decorative brackets. A one-story, hipped roof sunroom is located on the south elevation, and a one-and-one-half story, hipped roof, two-car garage is attached on the north elevation. Both the sunroom and the garage have the same red brick walls and distinctive green tile roof as the main portion of the house, and have the same stylistic detailing, such as half-timbering on the garage. Located above the garage are hipped, inset roof dormers on each elevation.

62 **1300 S. Main Avenue.** 1890. One of the oldest homes in the area, this two-story Queen Anne residence has an asphalt shingle, truncated hipped roof with three cross-gables, one front-facing and the other two side-facing on the north and south elevations, all of them asymmetrically placed on their respective facades. A brick, interior chimney is located on the truncated area of the hip roof. The walls are clad in narrow clapboard siding, with shingles in the gable on the façade. The main entrance is located under a shed roof porch that extends out from the hipped portion of the house, and is supported by massive square columns and has a gable tucked into the north end of the porch’s shed roof. In the front gable, the triangular section in the top of the gable is extended forward, with a small window framed by brackets under the line of the overhang. On the façade, a large picture window is framed by tall, narrow fixed windows on each side, and a decorative fixed transom window above. A prominent overhang with decorative corbels serves as the “drip cap” over the window. A contributing one-story, two stall Craftsman style garage with a front gable roof, triangular knee braces, and narrow clapboard siding is located to the east, behind the residence. The north-facing façade of the garage contains a pair of older style, wood roll-up doors, each with two rectangular windows, and a single fixed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 19

sash window centered in the apex of the gable, with a small, shingled shed roof protecting the window. The garage door opening and the two windows on the east elevation all have wood drip cap boards with decorative crown molding.

63 **1303 S. Main Avenue.** 1921. This two-story Prairie style foursquare has a truncated hip asphalt roof with wide overhanging boxed eaves, a prominent gabled dormer on the façade, and a large brick exterior chimney on the south elevation that extends up through the eave. The walls are clad in narrow clapboard siding, with shingles on the lower portion of the upper story. On the second story of the facade, the wall area that is directly below the dormer extends out slightly from the main structure, and contains a pair of windows with shutters. The house has an unusual wrap-around porch on the façade and north elevation. The one-story porch has a hipped roof with wide overhanging boxed eaves that is supported by square wood posts that rest upon solid half-walls which encircle the porch, and large decorative knee brackets flank the entrance. The porch has been screened in, but otherwise appears unaltered. The front entrance is accessed by a set of stairs, flanked by sloping wooden sidewalls that end at large square posts that are topped with lights. A non-contributing contemporary one-story, two stall garage with a front gable roof and textured stucco walls is located in the rear. The garage has two contemporary four-segment roll-up doors.

64 **1304 S. Main Avenue.** 1925. This one-story Prairie style bungalow has a low pitched, hipped asphalt roof with wide overhanging boxed eaves and weatherboard siding. There is a centered cross-gable on the façade which projects out slightly from the main structure and serves as the roof for the main entry portico. The portico opening is arched, and is accessed by a set of brick steps, flanked by low brick walls. The gabled roof of the portico has truncated gable returns. Ribbons of three, eight-over-eight double-hung windows on each side flank the entrance, giving the façade a very symmetrical appearance. A contributing one-story, two stall garage with a pyramidal roof with wide overhanging eaves and weatherboard siding is located in the rear. The overhanging eaves and the wall siding match those on the residence. The automobile entry door and a pedestrian door are both located on the west façade and are protected by a wood drip cap with decorative crown molding.

65 **1310 S. Main Avenue.** 1931. This one-story Tudor Revival residence has a steeply pitched cross-gabled asphalt roof with minimal eave overhang with a very prominent front-facing gable on the façade, and vinyl siding. Located within the front-facing gable is a second, smaller and shorter gable that mirrors the proportions of the main gable and protrudes out about one foot from the main structure. A pair of windows is located in this smaller gable. The main entrance, which is topped by a Tudor Arch, is located in the main gable. Attached to the back east elevation of the residence is a one-story, two stall garage with a flat roof, vinyl siding, and two aluminum roll-up automobile entry doors.

66 **1311 S. Main Avenue.** 1915. This one-and-one-half story National Folk residence has a steeply pitched front-gable asphalt roof, a through-the-cornice gabled wall dormer on the south elevation, and narrow clapboard siding. There are eave returns in both the façade gable and the gabled dormer. The one-story, full-width front

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 20

porch has a low-pitched hipped roof that is supported by square wood columns. Centered above the porch in the gable is a pair of one-over-one double hung windows with wide moldings. A contributing small, one-story, single stall garage with a front gabled roof with exposed purlins and clapboard siding is located in the rear. The garage has modestly decorative wood trim around the door and windows, along with vertical corner boards.

67 **1315 S. Main Avenue.** 1921. This two-story, brick Tudor Revival residence has an unusual false thatched hipped roof made of steamed wood shingles, which wrap over and around the eaves in a rounded fashion. The second story windows on the façade rise slightly above the eave, with the false thatch rounded over them, giving the appearance of an eyebrow window. Centered on the façade is a very steeply pitched cross-gable that extends out slightly from the main structure and contains the arched entrance portico. A large brick interior chimney is located on the south elevation. There is a large rectangular bay window on the northern portion of the façade, a very large cantilevered second story oriel window on the north elevation, and an eyebrow dormer window on the south elevation. A non-contributing contemporary one-story, two stall garage with a front gable roof and horizontal lap siding is located in the rear. The automobile entry is a doublewide aluminum roll-up door, with a separate pedestrian door just to the right.

68 **1317 S. Main Avenue.** 1910. This one-and-one-half story Craftsman residence has a side-gabled asphalt roof with wide overhanging eaves, eave returns, and a large inset gabled dormer with eave returns on the façade. A short, spindled railing extends between the sidewalls of the inset dormer, creating a small porch area. The walls are clad in narrow clapboard siding. The main roof angles out slightly on the façade to cover the full-width front porch, which is supported by slender round columns that sit upon a solid half-wall. The porch has been enclosed with a ribbon of windows. A non-contributing contemporary one-story, two stall garage with a front gable roof and doublewide roll-up automobile door is located in the rear. The garage is built into the sloped yard and has poured concrete walls that are formed to look like split face brick on the lower portion and vertical board siding in the gables. The driveway approach is flanked by concrete retaining walls that have the same split face brick treatment as the garage walls.

69 **319 W. 18th Street.** 1919. This two-story Craftsman residence has a front-gabled asphalt roof with wide overhanging eaves with exposed rafter tails, an interior slope brick chimney, and weatherboard siding. The one-story front porch has a gabled roof supported by square wood posts on the corners that rest upon solid half-walls. The porch has been enclosed with screened windows. An unusual feature of the house is that the main entrance is located in a small entry porch on the east elevation instead of on the façade. The entry porch is partially enclosed, with the steps and stoop area open and contained under the porch's flat roof. The porch roof is supported on the corner with a heavy square wooden pier.

70 **201 W. 19th Street.** 1925. This two-story stucco Spanish Eclectic house has a flat roof, but at the roofline a shed roof of straight barrel Mission style red tile extends out slightly. There is a one-story front porch on the façade and a small side entry wing on the north elevation. Both the porch and the entry wing have flat

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 21

roofs and the same shed roof detail as the main structure. An arched opening on the east elevation of the entry wing leads to the main entrance. The full-width front porch is enclosed with five large, nine light windows, three windows on the façade and one on each end. The porch windows are slightly angled on the top corners. A contributing one-story, two stall garage with a shed roof with decorative exposed rafter tails and purlins and stucco siding that matches the residence is located in the rear. The garage has a pair of tilt-up wood panel automobile entry doors.

71 **214 W. 19th Street.** 1919. This two-story Prairie residence is of the front gabled subtype with wide overhanging boxed eaves and asphalt shingles. The walls have been covered with vinyl siding, but wood shingles, done in a combination of staggered and chisel patterns, are still intact in the gables of both the main structure and the front porch. The one-story, full-width front porch has a gabled roof with wide eaves, which is supported by square wood piers on the corners that sit upon a solid half-wall. The porch has been screened in, but the original details are still visible. Attached to the west elevation of the residence is a one-story, single stall garage with a flat roof, vinyl siding, and a pair of hinged entry doors comprised of a plywood sheet.

72 **216 W. 19th Street.** 1919. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves. The walls are clad in narrow clapboard, with wood shingles covering the top one-third section of the exterior. The shingles are done in a combination of staggered and chisel patterns, which is the same as the wood shingles on 214 W. 19th Street. The one-story, full-width front porch has a hipped roof with wide boxed eaves and contains the centered entrance. Large square wood piers that rest upon solid half-walls support the porch roof. The porch has been screened in, but the original detailing is still visible. Attached to the north, or rear, elevation of the residence is a one-story, single stall garage with a flat roof and narrow clapboard siding. The garage entry faces west and is not visible from the south facing façade of the residence.

73 **217 W. 19th Street.** 1920. This two-story Colonial Revival residence has a gambrel asphalt roof with a large shed dormer that runs almost the full-width of the façade. The walls are clad in narrow clapboard siding and a large, end interior brick chimney is located on the east elevation. A gabled portico with a curved underside that is supported by large ornamental knee braces covers the entrance. The entrance, which is flanked by sidelights, is accessed by a series of brick stairs with low brick walls and piers. Attached to the east elevation is a one-and-one-half story, two stall garage with a gambrel roof, vinyl siding, and a single doublewide, roll-up segmented door. There is also a small living area above the garage.

74 **307 W. 19th Street.** 1917. This two-story Craftsman residence has a side gabled asphalt roof with wide overhanging eaves with triangular knee braces in the gables, and masonite siding. An unusual feature is the front gabled dormer which projects out from the main roof, but actually sits on top of the dropped roof of the front porch. The full-width front porch has a shed roof that projects out from the main structure a few feet below the eave of the main roof. Both the dormer and the porch roof have triangular knee braces. The majority of the front porch is enclosed as living space, with the western end of the façade where the entrance is located

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 22

left open. The entrance into the porch area, however, has been changed from the north facing façade to the western elevation with the construction of a solid half-wall on the façade. A large square wood post supports the corner of the porch roof.

75 **309 W. 19th Street.** 1921. This two-story Craftsman residence is almost identical to its neighbor, 307 W. 19th Street. It has a side gabled asphalt roof with wide overhanging eaves with exposed rafter tails and vinyl siding. There is a shed roof, through-the-cornice wall dormer on the façade. The full-width front porch has a shed roof that projects out from the main structure a few feet below the eave of the main roof. Both the dormer and the porch roof have exposed rafter tails. The majority of the front porch is enclosed as living space, with a small portion of the eastern end of the façade where the entrance is located left open. The square corner post on the porch has been covered in the same vinyl siding as the house.

76 **318 W. 19th Street.** 1913. This two-story Prairie style foursquare has a pyramidal asphalt roof with wide overhanging boxed eaves and dentil molding at the cornice. The walls are clad in narrow clapboard siding, with coursed wood shingles on the upper portion of the second story. The full-width, one-story front porch has a flat roof that is supported by large, full-height, square wood piers that are connected by a solid half-wall that encircles the porch. The porch has been enclosed with windows, but all of the original details of the house are still visible. A contributing one-story, single stall garage with a front gable roof, narrow clapboard siding, and a tilt-up automobile door is located in the rear. The garage is accessed by a driveway that is shared with 320/322 West 19th Street.

77 **320/322 W. 19th Street.** 1920. This two-story National Folk residence has a front-gabled asphalt roof with eave returns and vinyl siding. The front porch has been removed and replaced with a modern roofless deck. The property has also been converted from a single dwelling to a duplex with a second entrance added to the façade. Two entrances are located in the western portion of the façade, with a ribbon of three, one-over-one sash windows in the eastern portion. A non-contributing one-story, single stall garage with a front gable roof and vinyl siding is located in the rear. The garage is accessed by a driveway that is shared with 318 West 19th Street.

78 **324 W. 19th Street.** 1914. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves, a large gabled dormer on the façade, and the walls are clad in asbestos siding. The full-width, one-story front porch has a hipped asphalt roof supported by heavy square wood piers that rest upon solid half-walls. The porch has been screened in, but the original details are still visible. The wide porch entrance is located in the eastern portion of the façade. A contributing one-story, single stall garage with a front gable roof, simple wood drop siding and a pair of hinged doors is located in the rear. The garage is accessed by a driveway that is shared with 328 West 19th Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 23

79 **328 W. 19th Street.** 1914. This one-story, stucco Craftsman residence has a low-pitched, side gable asphalt roof with wide overhanging eaves, exposed rafter tails and triangular knee braces. A large, low-pitched shed dormer with exposed rafter tails is located on the façade. A bay window, covered by a shed roof with overhanging eaves and exposed rafter tails, is located on the west elevation. The front porch is contained under the main roof, which is extended out on the façade and supported by massive square stuccoed piers. The porch is enclosed with ribbons of triple windows and the centered entrance is flanked by large sidelights. A contributing one-story, two stall garage with a front gable roof and stucco walls is located in the rear. The garage is accessed by a driveway that is shared with 324 West 19th Street.

80 **414 W. 19th Street.** 1926. This two-story Prairie residence has a hipped asphalt roof with wide overhanging boxed eaves and stucco-clad walls. Recessed back several feet from the façade, the eastern portion of the structure contains a series of six-over-six double hung sash windows. Located in the western portion of the façade, the entrance is covered by a hipped roof portico that is supported by square stucco columns which rest on low brick piers. A contributing one-story, single stall garage with a front gable roof is located to the east of the residence. The garage has clapboard siding on the south facing façade and stucco that matches the residence on the sides and rear.

81 **206 W. 20th Street.** 1915. This one-story Craftsman bungalow has a side-gabled asphalt roof with wide overhanging boxed eaves with triangular knee braces in the gables, and an exterior brick chimney on the west elevation. An inset shed roof dormer is located on the façade, with a small wrought iron railing between the sidewalls, creating a small balcony. The walls are clad in stucco, with coursed wood shingles in the gables and on the dormer. The main roof angles slightly and extends out on the façade to cover the full-width front porch. The porch has been enclosed as living space with solid walls and windows, but the enclosures are recessed slightly into the original openings, leaving the outline of the original openings and the large square piers on each corner visible. The porch contains the entrance on the eastern end of the façade and a large, three part picture window with shutters to the west of the entrance. A contributing one-story, single stall garage with a front gable roof and stucco wall cladding that matches the residence is located in the rear. The automobile entry door is a four segment, paneled roll-up door with a row of windows.

82 **207/209 W. 20th Street.** 1928. This two-story National Folk duplex has a front-gabled asphalt roof with eave returns, and the walls are clad in stucco, with aluminum siding in the gable ends. A wide, plain frieze board is located just below the eave on all elevations, and on the façade separates the stucco siding from the aluminum in the gable. The entrance is located in the western end of the façade and is covered by a small gabled roof with a curved underside that is supported by two heavy, curved brackets. Attached to the south end of the west elevation, near the back corner of the residence, is a one-story, two stall garage with a flat roof, a single auto entry door, and stucco wall cladding that matches the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 24

83 **106 W. 21st Street.** 1919. This one-and-one-half story stucco Craftsman residence has a front-gabled asphalt roof with wide overhanging eaves and triangular knee braces in the gable on the façade. Located in the apex of the front gable is decorative stick work consisting of a single horizontal board spanning the gable, with five vertical, equally spaced boards extending up to the roofline. A tall exterior brick chimney is located on the east elevation. The residence was built with an enclosed “porch” of living space that covers approximately $\frac{3}{4}$ of the façade. The main entrance is located to the left of the “porch” and is recessed back several feet, creating a small stoop area with a low brick sidewall. A flat roof with wide overhanging eaves covers both the “porch” and the entrance, with the roof following the footprint of the façade and stepping back over the entrance area. A large curved bracket supports the corner of the flat roof near the entry. A non-contributing one-story, two stall garage with a front gable roof, a single doublewide auto entry door, and stucco wall cladding is located in the rear. The garage also has triangular knee braces and decorative stick work in the gable, matching the residence. A two-foot addition with wood siding has been built on the front of the garage to extend the depth. The addition is incompatible with the original garage design, making the garage non-contributing.

84 **108 W. 21st Street.** 1920. This one-and-one-half story stucco Craftsman residence has a side-gabled asphalt roof with wide overhanging boxed eaves with triangular knee braces in the gable ends, and an exterior brick chimney on the east elevation. A large shed roof dormer with a picture window bracketed between double hung windows, flanked by shutters, is located on the façade. This same type window with shutters and a fabric awning is located on the first story in the eastern portion of the façade, with the entrance in the western end of the façade. A wood trim board with top drip cap molding separates the upper and lower stories. A non-contributing contemporary one-story, two stall garage with a gable roof, vertical wood siding, and an aluminum panel roll-up door is located in the rear.

85 **220 W. 21st Street.** 1938. This two-story Colonial Revival style apartment building has a side-gabled asphalt roof with minimal eave overhang, a centered, interior ridge brick chimney, and clapboard siding. Two evenly placed side wings are located on the east and west elevations and are set back slightly from the façade. Both wings have side-gable roofs which are set slightly lower than the main roof. The centered entrance has an arched surround, with brickwork accenting the door itself. Centered above the entrance on the upper story is a round window. All of the windows on the façade have shutters and are symmetrically placed. A non-contributing contemporary one-story, five stall garage with a side gable roof, clapboard siding, and five individual roll-up garage doors is located in the rear.

86 **220 W. 22nd Street.** 1924. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves and an interior slope brick chimney. The walls are clad in narrow clapboard on the first story, with coursed wood shingles on the upper portion of the second story. A set of concrete steps flanked by low brick sidewalls leads to the front entrance, which is covered by a curved roof supported by pairs of curved knee brackets. A small one-story addition with a flat roof with wide overhanging eaves is located on the west elevation. An attached one-car garage with a hip roof and narrow clapboard siding is located on the east

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 25

elevation. A newer, shed roofed lean-to addition with wide masonite siding on the east elevation extends from the east eave of the garage.

Non-Contributing Resources

- 1 **1023 S. Dakota Avenue.** 1905. This two-story duplex has a hipped-front gable roof with asphalt shingles and masonite siding. A hipped one-story addition on the back of the house projects out several feet on the northern elevation. The front façade contains two, asymmetrically placed entrances on the first story and a pair of centered one-over-one sash windows on the second. The house has been converted to a duplex from a single-family dwelling, and the siding, windows, and doors have all been replaced, and the front porch has been removed. A set of new brick stairs leads up to a new, wood railing deck that extends the full width of the façade. From the form of the house, it appears that it might have originally been a Folk Victorian, but all decorative detailing has been removed, leaving the residence with no distinctive style. This property is non-contributing due to the extensive alterations.
- 2 **1115 S. Dakota Avenue.** 1888. This one-and-one-half story National Folk style residence has vinyl siding, and a front gabled asphalt roof. The original front porch was removed in 1963. The original front façade windows have also been removed and replaced with a three-sided bay window. A small, gabled covering with wood steps, railings, and spindles and wood shake shingles was recently added over the entrance. The original rock stoop and steps were also recently replaced with a poured concrete sidewalk. The property is non-contributing due to the extensive alterations and the resulting loss of integrity. A non-contributing contemporary one-story, single stall garage with a front gable roof, wide composition board siding, and a contemporary garage door is located in the rear.
- 3 **1310 S. Dakota Avenue.** 1917. This one-story Craftsman bungalow has a front cross-gabled asphalt roof and the original narrow clapboard siding. The gable roof has boxed eaves with eave returns, and exposed purlins in the gable peak and ends. A square four-light vertical window is centered in the gable apex on the façade. An almost full-width front porch addition was recently added which appears to be all new construction, and not just the enclosure of the original porch. The addition has a front-gabled roof set at a lower pitch than the main roof, and does not have any of the detailing of the main roof such as a wide fascia board, eave returns, or exposed purlins. The addition is sided with a vertically embossed paneling and steel one-over-one sash windows wrap around three sides of the porch, only being interrupted by the front door on the north side of the façade. A set of narrow steps with wood handrails leads to the front entry. The front addition almost completely covers the original portion of the house and is the dominant feature of the façade. A one-story, single stall garage with a front gable roof, vertical board and batten siding, and a pair of hinged wood doors that meet in the middle is located in the rear. The property is non-contributing due to the alterations and the resulting loss of integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 26

4 **1315/1317 S. Dakota Avenue.** 1948. This one-story, stucco, Minimal Traditional duplex has a cross-gabled asphalt roof with a brick, interior ridge chimney. The centered, small, front-facing cross-gable acts as the dual entryway with a door on each side elevation with matching poured concrete stoops, and matching two-over-two sash windows with shutters on the façade. The main section of the residence contains matching four-over-four sash windows with shutters on either end of the façade. Attached to the south elevation, but set back from the east facing façade, is a one-story, two stall garage with a side gable roof and stucco wall cladding. The property is non-contributing because the date of construction is later than the period of significance.

5 **1321 S. Dakota Avenue.** 1947. This one-story, stucco, Minimal Traditional house has a cross-hipped asphalt roof and a wide exterior brick chimney on the south elevation. The north portion of the façade extends out under its own hipped roof, creating the cross-hipped roof form. The main hipped roof steps back slightly at the entrance and a wooden column supports the overhanging roof. On the southern end of the façade, two three-over-two hung sash windows flank a single pane casement window. All windows on the house have vinyl shutters. A one-story, single stall garage with a pyramidal roof, an aluminum four-segment roll-up door, and stucco walls that match the residence is located in the rear. The property is non-contributing because the date of construction is later than the period of significance.

6 **1007 S. Center Avenue.** 1916. This two-and-one-half story Neoclassical residence has a moderately pitched front-gabled asphalt roof, a large shed dormer on the south elevation, and slight eave returns on both the dormer and main roof. The residence is sided with narrow clapboard on the side elevations and dormer, stucco in the gable ends, and masonite siding on the lower portion of the façade which also wraps around the corners and continues for several feet on each side elevation. The property appears to have originally had a full-width, full-height front porch beneath the gable that has been enclosed as living space as is evidenced by the large, two-story square pillars still visible on each corner of the façade, and by the different cladding material on the lower portion of the façade. The centered front entrance is deeply recessed with angled side walls and is accessed by a small set of concrete steps. The windows on the façade are also smaller and of a different style than the rest of the residence. The replacement windows in the gable end of the façade are smaller than the original opening, which has been filled in with horizontal siding. The property is non-contributing due to the alterations which have completely altered the original style and appearance of the residence.

7 **1108 S. Center Avenue.** 1904. This two-story residence has a front-gabled asphalt roof with an interior-slope brick chimney, and vinyl siding. By the shape of the house, it appears that it might originally have been a Queen Anne style, but it has been so altered that no distinctive style remains. What appears to have been a one-story wrap around porch has been enclosed as living space and extended to the south to create an attached, hipped roof one-car garage with a four-panel wood roll-up door. On the north elevation, a cross-gable extends out approximately two feet from the main structure. The property is non-contributing due to the alterations which have completely altered the original style and appearance of the residence.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 27

8 **1204 S. Center Avenue.** 1951. This two-story International style, six-unit apartment building has a flat roof and stucco wall siding. A flat-roofed porch supported by a brick column covers the centered entrance. Flanking the entry, the walls have large recessed "panels" which cover almost the entire façade. Each panel contains four windows, two each on the first and second stories. A one-story, four stall garage is located in the rear. The garage originally had only two stalls with a gable roof, but has been expanded to the south to include another two stalls with a flat roof. The property is non-contributing because the date of construction is later than the period of significance.

9 **1300/1302 S. Center Avenue.** 1912. This one-story duplex has been so altered that no distinctive style remains. The residence has a hipped asphalt roof, and aluminum siding on the lower portion of the walls with stucco above. A contemporary one-story, five stall garage with a gable roof is located in the rear. The walls are finished in a contemporary exterior insulated finish system (EIFS) that resembles siding, with plywood textured to resemble vertical board in the gable. The garage is shared with 1304/1306 S. Center Avenue, and is accessed by a shared driveway. This property has two stalls accessed by entry doors on the north elevation, while the neighboring home has three stalls accessed on the west elevation. The property is non-contributing due to the extensive alterations and the resulting loss of integrity.

10 **1301/1303 S. Center Avenue.** 1941. This two-and-one-half story International style apartment building has a flat roof, and the walls are clad in lapped wood siding on the upper portion and smooth stucco on the lower. The front entry walls extend out approximately two feet around the inset door. Above the door a vertical ribbon of windows extends the vertical line of the door. One-over-one sash windows are asymmetrically placed around the façade. A one-story, two stall garage with a flat roof, lapped wood siding, and a pair of contemporary four-segment roll-up doors is located in the rear. The property is non-contributing because the style is intrusive and non-cohesive with the rest of the district and because the date of construction is later than the period of significance.

11 **1304/1306 S. Center Avenue.** 1920. This one-story brick duplex has a hipped asphalt roof with intersecting hip roofs which cover porches at each end of the building. Large square brick pillars that flank brick half walls support the porch roofs. Located under each porch is an entrance at the far end, next to a large picture window of a center fixed pane with side one-over-one hung windows. In the middle of the façade, between the two porches, are two pairs of one-over-one windows. The residence was originally built as a single-family dwelling and was converted to a duplex in 1956. The property is non-contributing due to the extensive alteration.

12 **1308/1310 S. Center Avenue.** 1968. This one-story Ranch style duplex has a low-pitched front gable roof with asphalt shingles and wide overhanging eaves. The roof extends out on the façade to cover a full-width front porch which contains the entrance. The residence has brick walls with vertical wood siding in the gable

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 28

ends. A double garage is located underneath, being cut into the property and accessed by a sloping driveway. There is an additional detached one-story, single stall garage with a front gable roof, masonite siding, and an aluminum roll-up door located towards the rear of the property. The property is non-contributing due to lack of age.

13 **1012 S. Main Avenue.** 1955. This two-and-one-half story Contemporary apartment building has a flat roof with overhanging eaves, and the walls are clad in brick on the lower half-story garden level and in stucco on the upper two stories. The centered entrance is covered by a small, flat roof with decorative metal support posts, and is accessed by a set of concrete stairs with metal handrails which match the porch supports. The property is non-contributing due to lack of age.

14 **1108 S. Main Avenue.** 1941. This one-story Minimal Traditional house has a cross-gabled asphalt roof with minimal eave overhang, and wooden weatherboard siding. The residence sits "sideways" on the lot, causing the west side of the house to face the street rather than the façade. On this west elevation a slight extension from the main structure has a gabled roof that is set slightly lower than the gabled main roofline on the northern side, creating the appearance of a double gable. The south facing façade contains a front facing cross-gable, and the main entrance and a large brick chimney are located in the corner created by the cross-gables. The entrance is located in a small extension with brick walls and a sloping shed roof. There is also a brick wing wall on the west elevation of the cross-gable, which is the same wall that the brick chimney is located on. There is a one-story garage with a gable roof and asphalt siding attached to the north side of the house by an enclosed corridor. The property is non-contributing because the date of construction is later than the period of significance.

15 **1110/1112 S. Main Avenue.** 1948. This two-story Minimal Traditional duplex has a side gabled asphalt roof, a second story overhang on the west facing façade, and vinyl siding. Off-centered on the façade is a slightly projecting front gabled bay that contains a pair of windows on both stories. All of the windows on the second story have shutters. The entrance is located on the northern end of the façade and is covered by a metal awning supported by decorative metal posts. An attached two-car garage with living area above is located on the north elevation. The property is non-contributing because the date of construction is later than the period of significance.

16 **1203 S. Main Avenue.** 1941. This one-story Minimal Traditional residence has a steeply pitched, side-gabled asphalt roof with minimal eave overhang, an exterior brick chimney on the south elevation, and vinyl siding. A prominent cross-gable on the façade contains the front entry, which is accessed by a set of concrete stairs with a small stoop area. Flanking the cross-gable on either side are eight-over-one double-hung windows with shutters. A one-story, two stall garage with a front gable roof, clapboard siding, and a contemporary aluminum panel roll-up door is located in the rear. The property is non-contributing because the date of construction is later than the period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 29

17 **1212 S. Main Avenue.** 1952. This two-story duplex has a rectangular, but nearly square, footprint and a shallow hipped roof with wide eaves, giving the residence the appearance of a Prairie foursquare. The walls are clad in stucco, with the first floor of the façade being “molded” to look like brick. The entrance is located in the southern end of the façade, and is covered by a hipped roof portico, supported by large, square wood posts. A one-story, two stall garage with a pyramidal roof, lapped wood siding, and a pair of aluminum panel roll-up doors is located in the rear. The property is non-contributing because the date of construction is later than the period of significance.

18 **201 W. 18th Street.** 1962. This three-story Contemporary apartment building has a flat roof and the walls are clad in brick on the basement level, and stucco on the top three stories, with vertical wood siding in the bays that contain windows. The front entry and sidewalk are asymmetrically located in the eastern portion of the façade and are covered by a long, extended flat roof supported by two metal posts. A one-story, four stall garage with a flat roof, vertical wood siding, and four automobile entry doors is located in the rear. The property is non-contributing due to lack of age.

19 **301 W. 18th Street.** 1971. This one-and-one-half story Contemporary apartment building has a flat roof and walls clad in brick on the garden level basement and vertical wood siding on the upper story. The rectangular shaped building has a slightly off-centered entrance with a single pane glass door flanked by sidelights. The property is non-contributing due to lack of age.

20 **212 W. 19th Street.** 1917. This two-story Prairie style foursquare has a hipped asphalt roof with wide overhanging boxed eaves and a hipped dormer with a small vent instead of a window on the façade. The walls have been clad in vinyl siding. The one-story, hipped roof, front porch has been enclosed and covered with the vinyl siding. However, two of the battered wood piers are still visible on either side of the entrance. All of the windows have been replaced with one-over-one sash windows that are too small for the openings, and wood in-fill encases the windows to fill in the gaps. A contemporary one-story, two stall garage with a front gable roof, wide composition siding, and a doublewide entry door is located in the rear. The property is non-contributing due to the alterations and the resulting loss of integrity.

21 **104/106 W. 20th Street.** 1952. This two-story duplex is designed in a simplified Monterey style. The residence has a side gabled asphalt roof with a slight overhang extending out on the eastern portion of the façade. The walls are clad in stucco, with brick veneer on the first story of the façade. Instead of a second-story cantilevered balcony covered by the principal roof, as is characteristic of the Monterey style, this residence has a narrow, wrought iron faux balcony attached to the façade on the second story, directly beneath a pair of windows and located under the slight roof overhang. As is typical of the Monterey style from this time period, the entrance, located on the eastern end of the façade, has Colonial Revival influences and is covered by a gabled portico with a curved underside, supported by slender round columns. The door has a broken segmental

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 30

pediment with supporting pilasters. Attached to the rear portion of the east elevation is a one-story, two stall garage with a side gable roof. The property is non-contributing because the date of construction is later than the period of significance.

22 **108/110 W. 20th Street.** 1952. This one-story Dutch Colonial Revival duplex has a steeply pitched gambrel asphalt roof containing almost a full second story, with a very large continuous shed dormer that runs almost the full-width of the façade. The walls are clad in weatherboard with brick veneer on the first story of the façade. The entrance is located on the eastern end of the façade and is covered by a gabled portico with a curved underside, supported by brackets. The door surround is a simplified entablature with shallow pilasters. A two-car garage with a side gable roof is attached to the rear portion of the east elevation. The property is non-contributing because the date of construction is later than the period of significance.

23 **201/203 W. 20th Street.** 1942. This two-story duplex is a very simplified Colonial Revival with a side gabled asphalt roof with minimal eave overhang and weatherboard siding on the walls. The centered entrance is located in a small, enclosed, gabled entry porch and has a surround with a broken triangular pediment supported by shallow pilasters. The façade is symmetrical, with identical window fenestrations on either side of the entrance. Attached to the south elevation of the duplex is a one-story, two stall garage with a gable roof, a single doublewide entry door, and weatherboard siding that matches the residence. The property is non-contributing because the date of construction is later than the period of significance.

24 **200 W. 21st Street.** 1941. This one-story Minimal Traditional residence has a cross-gabled asphalt roof with minimal eave overhang, an interior slope brick chimney on the north elevation, and weatherboard siding. The front-facing gable on the eastern portion of the façade projects out several feet and contains the entrance and a pair of two-over-two hung windows. To the west of the cross-gable, a small portion of the façade extends out slightly from the main structure, creating a stepped appearance. A two-over-two window is located in the small extension. A small screened-in porch is located on the west elevation. The porch has a side-gabled roof that sits down lower than the principal roof. A one-story, single stall garage with a gable roof, wide clapboard siding, and a roll-up door is located in the rear. The property is non-contributing because the date of construction is later than the period of significance.

25 **210 W. 21st Street.** 1940. This one-story Minimal Traditional residence has a cross-gabled asphalt roof with minimal eave overhang, an interior slope brick chimney on the north elevation, and weatherboard siding. The front-facing gable on the eastern portion of the façade projects out several feet and contains the entrance and a pair of two-over-two hung windows. A small gabled roof supported by decorative metal posts covers the entrance. A small enclosed porch is located on the west elevation and connects the house to a one-story, single stall garage with a front gable roof. The porch has a side-gabled roof that sits down lower than the principal roof. The property is non-contributing because the date of construction is later than the period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 31

26 **300 W. 21st Street.** 1962. This two-and-one-half story Contemporary apartment building has a flat roof with wide overhanging eaves. The walls are clad in weatherboard siding on the two upper stories, and the garden level apartment walls are poured concrete, which appears to be a continuation of the foundation. A large hipped roof supported by decorative metal posts at each corner covers the centered entrance. A small one-over-one hung window is centered above the entry. The window fenestration on each side of the entrance is symmetrically placed. The property is non-contributing due to lack of age.

27 **301 W. 21st Street.** 1965. This two-and-one-half story Contemporary apartment building has a flat roof with wide overhanging eaves. The walls are clad in brick on the garden level and stucco on the two upper stories. A small flat roof supported by decorative metal posts at each corner covers the off-centered entrance. A two-car garage is located on the western end of the façade beneath the structure at the garden level, with the driveway cut into the ground. An additional detached, one-story, four stall garage with a flat roof and stucco wall cladding that matches the upper portion of the apartment building is located to the west of the building. The detached garage has two doublewide, fiberglass roll-up entry doors, one centered on the north façade and one on the south end of the east elevation. The property is non-contributing due to lack of age.

28 **310 W. 21st Street.** 1963. This two-story Neocolonial style apartment building has a side-gabled asphalt roof with minimal eave overhang and brick walls. A large, gabled roof supported by slender round columns covers the centered entrance and sidelights. Centered above the entrance on the second story is a small round window. All of the windows on the façade have shutters and are symmetrically placed. A front-gabled, three stall garage with wood shingle siding is attached to the façade on the southeast corner of the apartment building. A second garage, accessed via Dakota Avenue, is attached to the back, northwest corner of the building. The second garage has two stalls beneath a side gabled roof, with a flat roofed one stall addition on the north elevation. The property is non-contributing due to lack of age.

29 **300 W. 22nd Street.** 1972. This one-and-one-half story Contemporary apartment building has a hipped asphalt roof with wide eaves, and the walls are clad in brick on the lower garden level and with weatherboard siding on the upper story. A hipped roof supported by decorative metal posts at each corner covers the centered entrance. The window fenestration on each side of the entrance is symmetrically placed. The property is non-contributing due to lack of age.

30 **408 W. 22nd Street.** 1947. This one-story residence seems to be a combination of the Minimal Traditional and Ranch styles, with characteristics of each. The residence has a hipped asphalt roof with wide eaves and a large exterior brick chimney on the west elevation. The walls have weatherboard siding on the lower portion and stucco on the upper portion. The façade is symmetrical, with a centered, recessed entrance, flanked by single six-over-six hung windows with shutters on each side. A one-story, single stall garage with a hipped roof and stucco wall cladding that matches the residence is located near the back northeast corner of the

Sherman Historic District
Name of Property

Minnehaha County, South Dakota
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 32

house. The garage has a wooden, four-segment roll-up entry door with a row of windows on the top. The property is non-contributing because the date of construction is later than the period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 33

NARRATIVE STATEMENT OF SIGNIFICANCE:

The Sherman Historic District is eligible for the National Register of Historic Places under Criterion C as a representation of the type of neighborhoods and architectural styles that were built during the period of Sioux Falls early development that occurred in the late 1800s and the early decades of the 1900s. The Sherman Historic District embodies the years through which it was developed, and it represents that time through its architectural designs, alterations, and the activities of those who occupied the houses. The District tells the history of Sioux Falls visually and through the lives of its residents, and represents the city's values, architectural designs and technological progress. The district is an excellent representation of a middle-class neighborhood and the popular residential styles constructed during the turn-of-the-century and the early decades of the 1900s.

Historical Background and Significance

The founding of Sioux Falls is part of the frontier history of the United States, and the process of its founding was driven by the same forces that created countless other towns across the continent. The American frontier in the mid-nineteenth century was the land of opportunity, and many men made their fortunes on the western frontier. But Sioux Falls is also unique, for unlike most towns of the Midwestern prairie that grew up from the soil, Sioux Falls was defined by a special geographic feature – the falls of the Big Sioux River. The river's course drops over bedrock quartzite nearly 100 feet in less than half a mile. Other natural attributes also made this area a special place. A mineral spring with healing qualities flowed from a hillside west of the falls and the surrounding high bluffs provided ancient peoples village sites that could be easily defended.¹

The area of Sioux Falls was inhabited as early as 500 A.D. by mound builders. Over the centuries, different peoples moved in and out of the area, including Lakota Indians in the 18th Century. The earliest Europeans to visit the falls were probably French explorers and fur traders when the area was part of the French colonial area of Louisiana. In fact, according to a French map of 1701, Sioux Falls was a rendezvous place for Indians and French fur traders. The area was also part of the hunting grounds claimed by the Santee Lakota until 1851, when the tribe ceded title to all the land east of the Big Sioux River to the United States in the Treaty of Traverse des Sioux. Then in 1858, the Yankton Lakota signed a treaty ceding all of the land to the west, between the Big Sioux and Missouri rivers. It took several years before all bands of the Yankton Lakota recognized the treaty, and a military post was necessary for a brief time to provide security against Indian attacks.²

¹ Gary D. & Erik L. Olson, *Sioux Falls, South Dakota - A Pictorial History* (Norfolk, VA: The Donning Company Publishers, 1985) 5.

² Olson, 6-7.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 34

The falls of the Big Sioux River also made the location a prime town site. Land speculation was the mania of nineteenth century America for it was the land that could make people rich. But great wealth did not come from plowing and planting the land, it came from selling it. And the profit margin could be even greater on commercial property, but only if people came who wanted to buy it. Town site speculators then, out of necessity, became promoters of frontier settlement. It was the possibility of making great wealth through the founding of towns that was the key to the rapid settlement of the American frontier, and Sioux Falls was no different. Speculators sought out those sites that possessed natural assets for becoming a town and perhaps even a city. In later decades, a railroad could create a successful town even if the location lacked natural assets, but before railroads came, the most promising town sites were by rivers. A navigable river allowed a town to become a river port and prosper from riverboat commerce. But even rivers too small for navigation, such as the Big Sioux, could provide a successful town site if the power of its current could be harnessed. Water power, either from natural falls or man-made dams, could drive mills and factories and virtually guarantee the development of a successful town or city.³

The falls of the Big Sioux River attracted land speculators to the area, and in 1856 two groups of speculators, one in St. Paul, Minnesota, and a second in Dubuque, Iowa, organized for the purpose of claiming land around the falls. In that year a frenzied epidemic of speculation swept across Iowa and Minnesota. The idea was to claim the best town sites, have railroads built to them and make them the county seats as the territory filled with settlers. Real estate would bring premium prices at town sites having some natural assets, a railroad connection, and the county courthouse. The St. Paul group incorporated as the Dakota Land Company, and they were confident that their connections with the Democratic administration of President Buchanan would result in Sioux Falls being designated a capital of the new territory of Dakota. However, when the Dakota Land Company came to the falls of the Big Sioux in the spring of 1857, they discovered that they were too late. The Dubuque-based Western Town Company had arrived a few days earlier and claimed the main town site, the 320 acres adjacent to the falls. The Dakota Land Company had to be content with a 320-acre claim well above the falls which they named Sioux Falls City. Additionally, the plans to have Sioux Falls designated as the capital of Dakota Territory never materialized either. The sectional animosity which ultimately resulted in the Civil War prevented the Democrats from granting Dakota territorial status until 1861, and in that year the Republican Party acquired the presidency and control of Congress. The Republican administration of Abraham Lincoln appointed territorial officials and designated Yankton as the territorial capital.⁴

Both companies claimed the land around the falls under the Preemption Act of 1841. Under this act they could buy land for \$1.25 an acre after building a house, cultivating a minimum of five acres and living on the land a minimum of six months. They quickly laid out streets, blocks, and building lots. The normal city block contains about 2 ½ acres. Not including the cost of land that became streets, the founders of Sioux Falls paid

³ Ibid, 9-10.

⁴ Ibid, 10.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 35

\$3.15 per city block and anticipated selling building lots for a minimum of \$50.00 and premium commercial lots for \$200.00 or more, creating quite a profit. Unfortunately, their dreams did not materialize so easily. In 1857 an economic depression engulfed the nation, and the stream of settlers rushing in to take up land slowed to a trickle. Nor did plans for building railroads across Iowa and Minnesota materialize. Even worse, Indians threatened the settlement in 1858, but the representatives of the two land companies joined together to build a fort from sod and defend their settlement. Consequently, the settlement never grew much larger than thirty or forty residents, most of whom were members of the two land companies waiting around for things to get better.⁵

Conditions, however, failed to improve. In 1861 the nation's attention and energies became focused on the Civil War and troops were rushed from the frontier to the battlefronts in the East and South. In Minnesota, the Santee Sioux seized the opportunity to rebel against the treatment they were receiving on their reservation, and in August 1862 launched a murderous attack upon settlers in southwestern Minnesota. Before the end of the month, the Indian uprising reached Sioux Falls, which was being protected by a detachment of volunteer cavalry organized by Governor William Jayne in the winter of 1861-62, and who were stationed at the settlement. The attack, however, came without noise. On August 25, 1862, Judge J.B. Amidon and his son did not return after a day of gathering hay in their field. Searchers found them the next morning, dead from gunshot and arrow wounds. Soon after a band of Indians was sighted, but the presence of the cavalry apparently kept them from attacking. Then, a few days later the settlement received news of the Indian massacres in Minnesota, and the governor ordered the cavalry unit to escort the settlers to the safety of Yankton. The town site was abandoned to the ravages of the Indians and prairie fires. Two years later visitors to the abandoned settlement found most of the buildings burned and the streets and trails overgrown with grass and brush.⁶

The town site promoters, though, sought to revive their plans for Sioux Falls by persuading the federal government to establish a military post in the area. An army fort would provide the sense of security needed to encourage settlers to return to the Big Sioux River Valley. Petitions from the territorial legislature received no response until the Civil War was over, but in the spring of 1865 Company E of the Sixth Iowa Cavalry established Fort Dakota just above the main falls and marked off a military reservation. The fort did bring a sense of security to the area, and the end of the Civil War revived the flow of settlers to the area. In 1866 Norwegian settlers arrived to claim land in the valley north of the military reservation, and more followed in succeeding months. But the presence of Fort Dakota, while stimulating settlement, also frustrated the ambitions of the men who wanted to reestablish their claims to the town site around the falls. No civilians were allowed to claim land or settle on a military reservation. Consequently, almost from the moment Fort Dakota was established, the men who had worked so hard to convince the government to establish it began working to convince the government to abandon it. The government responded to their petitions by withdrawing troops from the fort in June of 1869. Although the troops had left, the original town site claimants were unable to

⁵ Ibid, 10-11.

⁶ Ibid, 11.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 36

reestablish their claims. Government policy for disposing of military reservations required that the land be auctioned off in Washington D.C. to the highest bidder. This was a prime town site and the land would bring high prices at auction. It was sure to be grabbed up by wealthy speculator-investors in the East, but then things turned around. Late in June, a government surveying party stopped at the falls before heading out on the Dakota prairie for a summer of survey work. Richard F. Pettigrew, a college student, and a member of the survey party, had the connections necessary to help the local town site claimants. Pettigrew's classmate at the University of Wisconsin was the brother of Senator Matthew Carpenter. Through this connection Pettigrew was able to get a special bill passed in Congress allowing the Fort Dakota Reservation to be disposed of under the normal federal land laws of the Preemption and Homesteading Acts. This allowed the Dubuque and St. Paul men to file their claims to the land around the falls and the young Pettigrew was cut in on the deal. When he returned in the spring of 1870, Pettigrew traded his college career for one in real estate, quickly becoming a leading promoter of Sioux Falls. The original land companies had long since dissolved, but several of the participants filled claims under the Preemption Act to land that today is Sioux Falls. Dr. J. L. Phillips, formerly of the Western Town Company, claimed the quarter section that included Fort Dakota and became downtown Sioux Falls. When the fort buildings were auctioned off in the summer of 1870, Phillips bought them for next to nothing as no one bid against him.⁷

The second Sioux Falls, which began in 1870, evolved from the existing buildings of Fort Dakota. In November of that year, Charlie Howard, a merchant from Sioux City, built a frame addition to the fort hospital and opened a store. Pettigrew and a few others lived in the old barracks and Dr. Phillips moved his family into the fort officers' quarters. During the winter of 1870-71, Phillips laid out streets and lots for the area that would become downtown Sioux Falls, but none of the fort buildings were located exactly on the grid of streets and blocks that Phillips established, so as new buildings were constructed the fort structures were one by one abandoned and razed. Pettigrew began the building activity in April 1871 by erecting a small office. Later that spring, Harry Corson and his family arrived in a covered wagon, bought a lot from Phillips, and began constructing the Cataract Hotel. During the summer a second hotel, the Central House, and the Van Eps Store were added to the new settlement. Construction of more store buildings and houses continued in 1872 and 1873. In July of 1873 the last fort building, one of the barracks, was demolished. It was, of course, crucial that Sioux Falls retain its status as county seat of Minnehaha County, but in 1872 Dell Rapids emerged as a possible rival, being more centrally located in the county. But Pettigrew, who had been elected to the 1872 legislature, maneuvered behind the scenes when the legislature established county boundaries. He had a second county, Moody County, added to the area with its southern border so close to Dell Rapids that it lost its central location in Minnehaha County, and Sioux Falls retained the county seat.⁸

⁷ Ibid, 11-13.

⁸ Ibid, 13-14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 37

Once their claims to the town site were secured, Phillips, Pettigrew and the others turned their attention to attracting settlers to their new town. The year 1873 saw substantial growth for the town. The United States Land Office was opened in Sioux Falls and did a steady business that summer and fall as settlers took up homesteads in the surrounding countryside. Several new businesses were opened, churches were built, and the school district was organized. By the end of the year the population totaled 593 residents. While many promotional activities were launched to encourage people to move to Sioux Falls from Wisconsin, eastern Iowa and places even further east, the founders of Sioux Falls understood that the key to real growth and prosperity for their town site was the acquisition of a railroad connection to the outside world. Efforts to gain a railroad began in 1873 when a rail line was completed from Minneapolis to Sioux City, but that year the worst economic depression in the nation's history, up till that time, brought plans for a rail connection to a sudden halt. The frontier needed credit to develop farms, businesses and railroads, and with the onset of the depression, no credit was available. To make things even worse, in late July 1874, the Big Sioux Valley wheat crops were devoured by a plague of Rocky Mountain locusts, destroying the harvest that would have enabled settlers to pay off loans and purchase supplies for the winter. Despite relief efforts by local businessmen and eventually by the government, many settlers were forced to give up their claims and return to the East. Both the depression and the grasshoppers persisted for the next several years, and as a result, the population of Sioux Falls remained static until 1878.⁹

The founders of Sioux Falls had their expectations of quick and easy wealth through the establishment of a town site at the falls of the Big Sioux River frustrated at nearly every turn. First it was the Indians and then it was depression and grasshoppers. But Pettigrew, Phillips, Howard, Corson, and the other founders stuck it out through the hard times of the mid-1870s, sure that the good times would return and that they and their town site would prosper. And they did. In 1878, good times returned and the grasshoppers did not. The nation had worked its way out of the severe depression and both investors and speculators regained the sense of optimism that rapid economic growth requires. Railroads in Minnesota and Iowa reorganized and launched vigorous campaigns to tout the potential markets of the Dakota Territory. The result was the Dakota Boom. The new wave of homesteaders began in 1878, crested in 1884, and then gradually receded until the Panic of 1893 brought it to a virtual halt. Between 1880 and 1885, the total amount of land claimed under preemption, homestead, and timber culture laws in Dakota far exceeded any other state or territory in the nation. And Sioux Falls shared fully in the boom. The city experienced a sustained period of growth between 1878 and 1890. Its downtown was transformed from a single street of one and two story frame buildings with false fronts to an impressive business district. Frame structures were replaced by larger, multi-storied brick and stone buildings, and new government buildings, churches, and schools created a city skyline. And industry came too. It began with the power provided by the falls, but industry quickly turned to more dependable steam power and was able to locate away from the river. Despite the early confidence that the natural asset of the falls would be the basis of the city's success, the falls never contributed in a substantial way to the city's growth. It was its location and

⁹ Ibid, 14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 38

transportation that made Sioux Falls grow. Located far enough away from Sioux City and St. Paul, it became a distributing center for the local region and westward into the state. But the town also grew into the regional transportation and distributing center due to the determination of its founders, who out-promoted rival town sites. They recognized that the key to their success would be transportation, and they knew that only a railroad could move bulky agricultural produce, manufactured goods, and people quickly, cheaply and dependably.¹⁰

Richard Pettigrew led the efforts to secure a railroad during the mid-1870s. He traveled to St. Paul regularly between 1873 and 1876 to convince the railroad men to build a sixty-five mile branch from Worthington, Minnesota to Sioux Falls. In 1876, the St. Paul and Sioux City Railroad Company finally agreed to build the line if Sioux Falls would furnish a thirty-five thousand dollar cash bonus and fifteen thousand dollars more in right-of-way and depot grounds. It was a high price, but the future of the town was at stake and the proposition was accepted. On July 30, 1878, the first train arrived in Sioux Falls. The town was now a railhead; a place where new settlers disembarked and outfitted before heading out onto the prairie to take up a homestead; a place where retail prices were cheaper because transportation costs were less; and where settlers came to sell their crops and purchase supplies. The impact of the rail connection was immediate and dramatic. The population jumped from 600 to 2,164 in less than three years and buildings were erected at an astonishing rate. But the Sioux Falls promoters were not content with only one railroad. They were determined to make Sioux Falls a rail center, and by 1888 the town had a total of five rail connections to the east. Just as important to its growth, Sioux Falls also extended rail lines westward that made it the regional distributing and marketing center. As a result, the city's population continued to grow by an average of over 1,000 people per year throughout the 1880s, totaling 10,167 by 1890. And if farm prices had been better during these years, Sioux Falls' growth and prosperity would have been even greater.¹¹

As a rapidly growing community, Sioux Falls had to address many important civic issues, as residents demanded public improvements and services. The first issue was to establish an effective form of local government. In 1877, Sioux Falls changed from being under the jurisdiction of the Minnehaha County Commission to an incorporated, self-governing village. The first resolution of the Village Board of Trustees was to require sidewalks on the main streets of downtown. The rapid growth of the community after 1878 soon required another change of governmental structure, and in 1883 the territorial legislature granted Sioux Falls a city charter. The new charter authorized a mayor and council form of city government with two aldermen representing each ward.¹²

An important public improvement was Richard Pettigrew's street railroad, which began operations in 1887. The community had expanded so far from the downtown that it was increasingly difficult for people to get to

¹⁰ Ibid, 23-24.

¹¹ Ibid, 24-25.

¹² Ibid, 25.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 39

work if they did not own a horse and carriage. A street railroad was also a public indication that Sioux Falls was a growing, prospering community, and its presence would encourage people to settle or invest in the city. Pettigrew was also looking out for his own interests at the same time by building street car lines through his residential development areas, and by 1891, the system had eight miles of track.¹³

The main preoccupation of city promoters in the 1880s was the development of local industries. They envisioned Sioux Falls becoming a “second Chicago”, where railroads would make local manufacturing feasible, and manufacturing would attract workers, and workers would need houses and expand the entire community. One of the major industries of the 1880s was the stone quarries. Blessed with an inexhaustible supply of extremely durable and attractive quartzite, it was rail transportation that made quarrying a major local industry. The first quarry in Sioux Falls opened in 1883, with the largest quarry development occurring in 1887 when the East Sioux Falls quarries were opened. Served by the Illinois Central Railroad, the quarry company constructed East Sioux Falls as a company town to house the rapidly growing army of stonecutters and quarrymen it employed. By 1890, it employed nearly five hundred men and had a monthly payroll of twenty thousand dollars. Sioux quartzite, as it was termed, became a favorite building material for the new business blocks, residences and public buildings erected in Sioux Falls in the 1880s and 1890s. It was also shipped to Chicago, St. Louis, Omaha, and other Midwestern cities for building and street paving. When Sioux Falls began paving its streets in 1888, it naturally used local quartzite paving stones.¹⁴

Many other industries flourished in Sioux Falls during the 1880s. The Cascade Mill, built in 1878, operated as a flour mill and in 1887 added an electric generating plant to supply power to businesses, residences, and public streets. In 1875, a brewery was begun and grew and prospered even through state prohibition in the early 1890s. Three yards were opened to manufacture pressed brick which was used to construct many local homes and businesses. In 1883, both a pork-packing plant and an iron foundry and machine shop were opened, and a stone polishing works was opened in 1884. There were also a host of smaller establishments including a wagon and plow works, a bottling works, marble works, vinegar factory, creameries, and two cigar factories. Sioux Falls business leaders also worked hard and contributed generously to get schools and colleges to locate in the community, including the Dakota Collegiate Institute in 1883, the All Saints School in 1884, and the Lutheran Normal Training School in 1889.¹⁵

Even though Sioux Falls was rapidly growing and prospering, city leaders still worked continuously to promote the town. On December 16, 1887, Richard Pettigrew held a town meeting at his office to discuss taking “steps towards advertising Sioux Falls abroad.” The *Argus Leader*, the local paper, asserted that Sioux Falls was “just on a turning point between a town and a city and the action taken by her business men during the

¹³ Ibid, 25-26.

¹⁴ Ibid, 26-27.

¹⁵ Ibid, 28-29.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 40

next year (would be) of vital importance.”¹⁶ In 1888, Pettigrew launched plans to create an industrial suburb to be called South Sioux Falls. He raised the money to launch the enterprise from investors in Maine, and during the next three years he stocked his industrial suburb with a woolen mill, an axle grease factory, a soap factory, and a four-story cornstarch factory. The suburb was connected to Sioux Falls by Pettigrew’s trolley line, and his South Sioux Falls Railroad and Rapid Transit Company linked it to the railroad yards in Sioux Falls. The crowning jewel of the manufacturing suburb was to be the South Sioux Falls Stockyards and Packing Plant which was begun in 1889. But in 1891, before the project could be completed, the economy began its slide toward the Panic and Depression of 1893, investment money dried up, and the plant never began operations. Many tactics were used to promote the city, including ads in eastern newspapers, and brochures and pamphlets. In December 1889, the Rev. J. H. Mooers wrote a book entitled *Sioux Falls, the Queen City of South Dakota*. The thirty-two page book advocated the natural advantages, trade connections, and qualities of Sioux Falls. The *Argus Leader* advertised the book and encouraged local citizens to buy copies and mail them to people back east. Within a month the first printing was sold out and a second ordered. By January 1890, the *Argus Leader* reported that one real estate man had already sold eight thousand dollars worth of property through the books.¹⁷

Sioux Falls and its city leaders were affected by the depression in the 1890s. Industrial suburbs and factories closed, businesses failed, and speculators were unable to get money to keep their projects alive. Pettigrew and many other Sioux Falls boomers lost the fortunes they had amassed during the good times before 1893. But in 1897, the economy recovered, and the railroads that the Sioux Falls business leaders had worked so hard to build became increasingly important. The railroads were the key to the city’s success in the new century, for they made possible the rapid development of a large wholesale business in the city. In turn, the wholesale distribution network in the surrounding region gave rise to regional manufacturing establishments in the city. And the railroads not only distributed goods to the smaller cities and towns of the region, they also brought agricultural produce and people to Sioux Falls. As a result, Sioux Falls increasingly became a central place.¹⁸

When a good economy returned in 1898, Sioux Falls made the most of it. A flurry of new wholesale houses and manufacturing establishments appeared which drew workers to the city. They in turn supported a revival of the city’s retail trade. In 1899, bank profits were double what they had been in 1898, existing businesses expanded, new businesses came in, and so many families were moving into Sioux Falls that there was a housing shortage. In the next two decades, the wholesale and manufacturing businesses of the city flourished. Sioux Falls, as a result, experienced a greater population growth than ever before. By 1920, its population was 2 ½ times larger than in 1900. And more than doubling in size in twenty years meant that Sioux Falls changed in many ways. New neighborhoods sprang up, people moved away from the center of the city as the business section expanded, congregations outgrew their churches and built new, larger ones, new schools were built to

¹⁶ Ibid, 29.

¹⁷ Ibid, 29-30.

¹⁸ Ibid, 73.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 41

keep pace with the growing school population, the manufacturing and wholesale district north of the downtown area blossomed, and railroad freight yards expanded with sidings serving every warehouse and factory. Downtown Sioux Falls changed as well as it increasingly served a larger resident population and became a regional shopping center as well. Old frame structures were replaced with new multi-story business and office structures, and hotels and store buildings destroyed by fire were promptly replaced by larger modern structures. In 1915, forty blocks of the business district became the "White Way" as a new system of luminous arc street lights were installed.¹⁹

The rapid growth of the city after 1900 soon made the need for public transportation evident. In 1907, Frank Moody Mills, at the age of 76 and having just sold the *Des Moines Register*, moved to Sioux Falls to found and operate the Sioux Falls Traction Company. Modern electric trolleys, not the horse drawn cars of Pettigrew's earlier venture, now connected the ever moving new residential construction to the downtown. By 1916, the company had installed sixteen miles of tracks serving most areas of the city. Additionally, in 1899, Harry C. Fenn brought the first automobile to Sioux Falls, and the first auto dealership appeared in 1903. Both the trolleys and autos made Sioux Falls citizens increasingly mobile and allowed the city to grow without residents losing ready access to the downtown for shopping and employment.²⁰

Transportation continued to be the key to Sioux Falls's growth and prosperity in the 1920s and 1930s, as it had been since the city was founded. But instead of the railroads being the driving force behind the prosperity, highway transportation became the key. In the 1920s, the booster spirit was still very much alive in Sioux Falls. City promoters worked hard and put up the necessary money to make sure the city acquired the highway connections that would enable the city to continue its growth and prosperity in the auto age. In 1924, the *Sioux Falls Journal* printed "Know and Grow with Sioux Falls and South Dakota," a chamber of commerce promotion booklet, aimed at making Sioux Falls a city of fifty thousand people by 1930. The booklet included the usual brief history of the city and numerous articles on successful businesses and businessmen, and the assets that the city had to offer prospective residents and investors. But where earlier promotional literature focused on railroads, this 1924 piece devoted a great deal of space to the topic of roads and highways. The booklet mentioned the fine graveled roads that extended out for several hours' fast driving in all directions and how the roads had greatly increased the city's retail territory. Good roads also added to the wholesale business of the city. The chamber secretary reported that twenty-seven truck lines were then operating between Sioux Falls and other towns, and by 1928 the railroads had begun the process of abandoning depots in small towns.²¹

In 1920, business leaders in Sioux Falls expected that the prosperous boom times of the previous decade would continue. But in 1921, the artificial boom created by World War I ended. Overproduction soon caused a

¹⁹ Ibid, 75.

²⁰ Ibid, 75-77.

²¹ Ibid, 111-113.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 42

drop in agricultural prices and with it came a drop in the value of farmland. Farmers, who had borrowed money to buy expensive land or new equipment during the war boom, soon found themselves unable to repay their loans, and Sioux Falls shared in the misfortunes of the surrounding countryside. After 1921, Sioux Falls experienced its share of bank and business failures, but the population continued to grow and a surprising number of buildings were constructed. In fact, by 1929, Sioux Falls was in the midst of a building and business boom that was cut short by the stock market crash in October. The Great Depression that began with the stock market crash had a dramatic impact on the Sioux Falls economy. The number of building permits issued dropped sharply, and in 1933, the depression's low point, only a quarter of a million dollars of new construction occurred in the city. In the remainder of the 1930s, major construction consisted primarily of public works projects sponsored by the city or county under the Public Works Administration and Works Progress Administration of the New Deal. Sioux Falls began to recover slowly from the Depression after 1935. The population, which remained stagnant from 1930 to 1935, began to grow again, and by 1940 seven thousand residents had been added to the census total. Construction of new homes, which had reached a low of only fifty in 1934, gradually increased in succeeding years to accommodate the growing population.²²

The Sioux Falls Chamber of Commerce and local businessmen worked vigorously during the 1920s and 1930s to attract new industries to Sioux Falls. Local business leaders led efforts to establish a tourist industry, and in 1924 they worked to create the Atlantic, Yellowstone and Pacific Highway. They wanted to make sure that a transcontinental highway passed through the city. To this end they formed a foundation and raised thirty-five thousand dollars to promote the development of this transcontinental highway that would bring tourists traffic to their city. They even set up highway markers eastward all the way to Waterloo, Iowa, a distance of 316 miles. This highway was the origin of today's Highway 16 and Interstate 90. The Chamber of Commerce also worked to make Sioux Falls a convention city, constructing facilities and promoting the city's convention business throughout the region. And as commercial aviation matured in the 1930s, Sioux Falls again worked to make sure it retained its position as a transportation center. The city knew it would need good airport facilities to secure a place on a commercial air route, so in 1937, Sioux Falls purchased land north of the city for a municipal airport. With WPA funding, runways and buildings were constructed, and in 1939, Mid-Continent Airlines began providing Sioux Falls with regular twice-daily airmail and passenger service. Through all of the changes that twentieth-century technology brought, local business and government leaders were able to embrace and utilize the changes, and succeeded in maintaining Sioux Falls's position as a regional transportation and retailing center.²³

The Sherman Historic District is one of the earliest settled residential areas in Sioux Falls, and its development was a reflection of the boom and bust development and growth of the city. The Sherman Addition was platted in July 1878. The addition was surveyed by F. P. Dobson on July 18 of that year, and was recorded

²² Ibid, 114.

²³ Ibid, 113-115.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 43

at the Register of Deeds Office on July 23.²⁴ The addition was platted by Isaac Emerson, a businessman from Melrose, Massachusetts, who named it Sherman's Addition for his business partner Edwin A. Sherman, also a businessman originally from Massachusetts.²⁵ Although the addition was platted by Emerson, it has always been associated with Sherman.

Edwin Sherman was born near Concord, Massachusetts in 1844 and grew up on a farm. At the age of 21, he became a clerk in a brokerage office dealing with oil products. In 1871, at the age of 27, he moved west to improve his bad health and seek his fortune. After inspecting portions of Minnesota, Iowa and Nebraska, he arrived in Sioux City, where he remained for a year or so working as a schoolteacher. While in Sioux City, Sherman heard about the settlement at Sioux Falls and arrived there in 1873. He invested his savings in real estate, purchasing Block 16 of the new town site. In 1877, Sherman became part owner of a five-acre tract of land along the river where he and his partners, Isaac Emerson and J. G. Botsford, constructed the Cascade Milling Company with a masonry dam across the river and a water wheel for power. In 1887, an electric plant was added to furnish the first alternating current for commercial light and power. The plant, which became the Electric Light Company, was the forerunner to the current Northern States Power Company.²⁶

Sherman constructed a number of business buildings on his property at Block 16, including the first brick building in town in 1875, which was used for the Post Office. He was instrumental in organizing the Minnehaha National Bank in 1886 and the Union Trust Company in 1887, serving as President of both. In 1887, Sherman, together with Jax Spicer of Willmar, Minnesota, organized and promoted the Willmar and Sioux Falls Railway Company. Sherman served as Vice-President and platted and named all the towns on the line. The rail line later became part of the Great Northern Railway System. Active in government and politics, Sherman held public office at various times, including Treasurer and Auditor of Dakota Territory, Village Board of Trustees, Alderman, City Commissioner, and Chairman of both the Park Board and the Library Board. He also served as the County Superintendent of Schools from 1874 to 1886, a time when most schools were organized in Minnehaha County. In 1885, he was instrumental in getting the School for the Deaf established in Sioux Falls and personally donated five acres of land for the project.²⁷ Noted to be one of the most successful and reliable men in the state, Sherman was dedicated to expanding business in the city, in addition to beautifying the city through nature.

Inspired by the writings of Henry David Thoreau, Sherman promoted the park system and the preservation of land. He has been called "the Father of the Park System in Sioux Falls." In his efforts to beautify Sioux Falls, Sherman donated 52 acres of land to the city in 1910 for the first portion of Sherman Park. The park became a popular destination of the Sioux Falls Traction System lines. A lover of nature, Sherman envisioned a

²⁴ Plat Book 1, page 5. Register of Deeds, Minnehaha County, South Dakota.

²⁵ Dana Reed Bailey, *History of Minnehaha County, South Dakota* (Sioux Falls: Brown and Saenger, 1899) 139, 178.

²⁶ R.E. Bragstad, *Sioux Falls in Retrospect* (Sioux Falls: S.N., 1967) 38-39.

²⁷ *Ibid.*, 39.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 44

park system for the city that would provide several well-developed park areas for recreation and relaxation.²⁸ As the park system developed, he saw the need for legislation to regulate and control the park program and he became a candidate for, and was elected to, the legislature for that one purpose.²⁹ As a member of the legislature, Sherman was instrumental in passing the necessary Enabling Act to permit cities to acquire and operate a system of parks under the supervision of a Park Board. Not surprisingly, Sherman was the Chairman of the first Sioux Falls Park Board and supervised the initial development of the Sioux Falls Park System.³⁰

Although the Sherman Addition was platted in 1878, only a handful of houses were constructed before 1900, one of them being Edwin Sherman's residence. In 1892, Sherman built a remarkable house for himself on Block 1 of the addition, located today at the southwest corner of W. 18th Street and S. Phillips Avenue. The home remained in the family until 1918, but unfortunately was eventually razed and replaced by an apartment building. The lack of major development until the early 1900s was probably due, in part, to the lack of paved streets and sidewalks, which most likely discouraged homebuilders. But the economy held back buyers as well.³¹ As mentioned earlier, the Sioux Falls economy began to falter in 1891 as the nation began to slide into the panic and depression of 1893. During this economic depression, Sioux Falls grew by just 89 residents during the entire decade of the 1890s. Of the houses constructed before 1900, only five are still extant; one built in 1888, and four built in 1890. One of those built in 1890 is the residence at 1300 S. Main Avenue. The most elaborate and stylized of the remaining properties, the residence is an outstanding example of the Queen Anne style, and retains a very high degree of integrity with very little alteration.

The turn of the century brought renewed prosperity not only to the city, but to the Sherman Addition neighborhood as well. In 1901, the first hospital in Sioux Falls was established in the Sherman Addition at 19th Street and Minnesota Avenue, although the building was later moved and used as a nurse's dormitory in 1930. The year 1908 brought electric streetcars to the city, promoting growth and development.³² The initial development of Sherman's Addition and the surrounding neighborhoods occurred along the streetcar line that ran through the area. But it was the paving of streets and sidewalks in the residential areas in 1914 that brought the most noticeable growth to the Addition, with 38% of the residences being constructed between 1910 and 1919. One can still see sidewalks stamped with the years 1914-1919 in the area. Between 1900 and 1920, Sioux Falls doubled in population as a result of manufacturing, distribution and the automobile industry, making Sioux Falls the largest city in the state.³³ A growing population combined with a housing shortage encouraged a massive building boom, and houses in the Sherman Addition sprang up.

²⁸ Ibid., 38.

²⁹ Charles A. Smith, *A Comprehensive History of Minnehaha County, SD* (Mitchell, SD: Educator Supply Co., 1949) 345.

³⁰ Bragstad, 38.

³¹ Marie J. Liggett and Patricia McElroy, *Sioux Falls Sherman Addition, Hayes Addition, & McKennan Park Addition Historic Sites Survey Report* (Sioux Falls Planning Department, 1999) 5.

³² Bragstad, 132.

³³ Olson, 88.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 45

South Dakota was said to have reflected the national trend of house design, and the most prevalent styles in the Sherman Addition are the Bungalow/Craftsman and Prairie styles, which were the dominant styles for smaller houses built throughout the country during the period from about 1905 until the early 1920s.³⁴ The Bungalow/Craftsman style was usually executed with weatherboard siding, though brick and stucco examples are also found in the district. Typical details are wide porches with tapered wood columns and square brick piers, low pitched gabled roofs with exposed rafter tails and triangular braces on gables, and side chimneys flanked by small windows. There are several excellent examples of the Bungalow/Craftsman style in the district including 1201 S. Center Avenue with its low-pitched gable roof with exposed rafter tails and triangular braces, and the wide front porch with pairs of battered columns atop brick piers. A more unusual two-story example is 1119 S. Main Avenue, with through-the-cornice wall dormers and multiple wall materials in addition to the usual Craftsman details. Another good example is 106 W. 21st Street, with its stucco wall cladding and decorative stick work in the front-facing gable.

The other most prevalent style in the district, the Prairie style of architecture is characterized by a low-pitched roof, usually hipped, with widely overhanging eaves, is usually two stories in height with a one-story porch, and the façade detailing emphasizes horizontal lines. The Prairie style residences in the Sherman Historic District follow this general pattern, but many have simple covered stoops instead of the full-width porch. There are several excellent examples of the Prairie style in the district, some of which are more unique. The residence at 1303 S. Main Avenue is an excellent example of a Prairie style foursquare with the typical characteristics, but also has an unusual wrap around porch. The house at 1213 S. Center Avenue is designed in the more unusual front-gabled subtype, but still has the typical Prairie characteristics such as the widely overhanging eaves and detailing that emphasizes horizontal lines. The residence at 1105 S. Dakota Avenue is another wonderful example of the Prairie style, and although it has a one-story, full-width porch, it has a more unusual side entrance.

In addition to the Bungalow/Craftsman and Prairie styles, other popular styles, such as Colonial Revival, Neoclassical cottages, and Tudor Revival add to the ambiance of the neighborhood. Colonial Revival residences in the Sherman Historic District are generally two-story homes with accentuated center entrances. The typical roof is side-gabled and the fenestration is symmetrical. A one-story side porch is also typical. An outstanding example of the style is found at 1305 S. Dakota Avenue, with its pedimented entry portico with columns and pilasters. An outstanding example of the more unusual hipped roof subtype, sometimes called the Classic Box, is found at 1100 S. Main Avenue. The residence has a one-story, full-width porch with classical columns, a symmetrical façade, and a large gabled dormer. Another subtype of the Colonial Revival style, Dutch Colonial Revival, is also popular in the district. An excellent example of this style is located at 1307 S. Center Avenue, with a full-front gambrel roof and large shed dormers on the side elevations.

³⁴ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf Inc., 1994) 440, 454.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 46

The Neoclassical style is usually characterized by a two-story façade dominated by a full-height porch with full classical columns. However, the Sherman Historic District was developed as a more modest middle-class neighborhood, so this style is found in the district in the more modest one-story cottage, a common subtype of the Neoclassical style. The Neoclassical cottages usually have a hipped roof with a prominent central dormer, and almost all of the examples in the district have a full-width porch. An outstanding example of the style is found at 1205 S. Main Avenue. This residence has nice details, such as an arched window with a keystone in the gabled dormer. Two other good examples of the style are 1119 and 1121 S. Dakota Avenue. These neighboring houses are identical, with full-width porches, original picture windows with decorative leading in the upper portion, and multiple dormers.

Tudor Revival residences, which were very popular around the country, came in a variety of sizes. High-style examples are generally large, two-story homes which feature almost every architectural characteristic that distinguishes this style. Smaller Tudor Revival residences were often referred to when advertised as "bungalows," meaning a small two or three bedroom home. Several examples of the smaller houses are found in the Sherman Historic District. General characteristics of the style include a steeply pitched roof, a façade dominated by one or more prominent cross gables, narrow windows, large chimneys, and arched, plank front entry doors. Half-timbering is also present in about half of the examples. The more modest examples typical in the Sherman Historic District have less steeply pitched roofs, siding or brick in the gables, and no eaves. There are two outstanding landmark examples of the highly stylized version in the district. 1220 S. Main Avenue, with its prominent cross-gable roof made of extremely thick, green tiles, its large brick chimneys, and half-timbering is an excellent example. The residence at 1315 S. Main Avenue is another outstanding example with its unusual false thatched hipped roof made of steamed wood shingles, which wrap over and around the eaves in a rounded fashion. Excellent examples of the more modest, one-story style are also found in the district, such as 1209 S. Main Avenue, with its stucco wall cladding, large brick chimney, and false half-timbering in a prominent front-facing gable.

The artistic styling of the roaring '20s and early '30s is also evident in some of the more unusual styles for the area, such as the Italian Renaissance, Spanish Eclectic, and Monterey styles. The Gloria Apartment building located at 1216 S. Center Avenue is an excellent example of the Italian Renaissance style and was recently individually listed on the National Register of Historic Places. An example of the Spanish Eclectic style is seen in the residence at 201 W. 19th Street, with its straight barrel Mission style red tile roof. And although its 1952 date of construction falls outside of the period of significance, the residence at 104/106 W. 20th Street is an unusual local example of a simplified Monterey style.

During the early decades of the 1900s, people began moving away from the downtown area to the new neighborhoods nearby. During the 1920s, trolleys and autos made Sioux Falls citizens more mobile and allowed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 47

the city to grow without residents losing access to the downtown for shopping and employment.³⁵ It was during this time, from 1920 to 1929, that almost one-quarter of the residences in the Sherman Addition were built. Most of the people who lived in the neighborhood during this time were cashiers, clerks, small business owners, traveling agents, or employees for different local companies. There was also a share of doctors, lawyers, architects, and other professionals who lived in the area.³⁶ But the majority of the residents were average working middle-class, and the styles and designs of the houses in the Sherman Addition are a reflection of that.

In 1929 Sioux Falls was still experiencing a building and business boom, and although house building was booming until late that year, the stock market crash in October had a chilling effect on building in the Sherman Addition, as it did on the entire town of Sioux Falls. During the one-month period of October 1929, building permits in Sioux Falls valuation exceeded \$2 million. By comparison, the total building permit valuation for the entire year of 1931 was well less than \$2 million. In 1933, new construction in Sioux Falls was only about a quarter million dollars. As Sioux Falls population growth stagnated from 1930-1935, home building was almost at a standstill. Construction of homes reached a low in 1934, when only 50 homes were built in the entire city. With the help of national relief programs such as the Works Progress Administration and the Public Works Administration, work projects were available and Sioux Falls entered another house building boom in 1935, with an average of 150 house building permits issued a year, until World War II hindered the construction of homes.³⁷

The Sherman Historic District embodies the years through which it was developed. It represents that time through its architectural designs, alterations, and the activities of those who occupied the houses. The era of development encompassed the turn of the century, a world war, and numerous technological advances, including the telegraph, trains, trolley systems, automobiles, busses, and airplanes. Even the construction styles of the residences reflect the period of their development. For example, during the early years of the Sherman Addition development, there is a prevalence of house styles that regarded the front porch as essential. The front porch represented community, neighborliness and a sense of security – all the attributes that Sioux Falls worked to acquire as a young city with big aspirations. Porches were places for socializing, courting, and everyday household jobs. Before there were televisions or even radios, front porches supplied wholesome daily and evening entertainment, a sense of community and neighborhood identity. The porch was an invitation for

³⁵ Olson, 111.

³⁶ Liggett and McElroy, 6.

³⁷ Ibid., 8-9.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 48

neighbors to commune, share stories, gossip, relate news from the far corners of the country or escape from the sun and the confines of the house, and rest in the cool shade of its cover. The front porch began to decline in the 1930s as side porches emerged. Porches were also enclosed and turned into TV rooms frequently in the 1950s and after.³⁸ The changes that occurred both socially and economically in Sioux Falls were reflected in the changes to the architecture of the neighborhood. The residences were, and are, a visual representation of the time in which they were constructed.

The Sherman Historic District is significant to Sioux Falls because its development tells the history of Sioux Falls visually and through the lives of its residents. The district represents the city's values, architectural designs and technological progress during the decades of the towns' development. It represents a time of city growth, changing technology and increased mobility – a time when new neighborhoods located a little further from the downtown core matured. The district is an excellent representation of a middle-class neighborhood and the popular residential styles constructed during the turn-of-the-century and the early decades of the 1900s.

³⁸ Arthur Huseboe, *The Arts in South Dakota* (Sioux Falls: Center for Western Studies, Augustana College, 1989) 210-213.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page # 49

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page # 50

UTM CONTINUATION

E	<u>14</u>	<u>683690</u>	<u>4822590</u>	G	<u>14</u>	<u>683390</u>	<u>4822290</u>
	Zone	Easting	Northing		Zone	Easting	Northing
F	<u>14</u>	<u>683690</u>	<u>4822290</u>	H	<u>14</u>	<u>683390</u>	<u>4822690</u>

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of W. 18th Street and S. Main Avenue, proceed south along the east curb line of S. Main Avenue to the property at 1012 S. Main Avenue and proceed east along the north property line to the east property line, then proceed south along the edge of the property to the south curb line of W. 19th Street; proceed east on W. 19th Street to the back (east) property lines of the residences that front S. Main Avenue and proceed south along the property lines to the property at 104 W. 20th Street; proceed east along the property's north boundary to the property's east boundary line, and then proceed south to the south curb line of W. 20th Street; proceed west on W. 20th Street to the back (east) property lines of the residences that front S. Main Avenue and proceed south along the property lines to W. 22nd Street; proceed west on W. 22nd Street to the west property line of 408 W. 22nd Street and proceed north along the boundary line; continue north along the back (west) property lines of the residences that front S. Dakota Avenue to W. 18th Street; following the south curb line of W. 18th Street proceed east to S. Main Avenue and the point of beginning.

BOUNDARY JUSTIFICATION

The boundary includes all of the property associated with the Sherman Addition neighborhood. The boundary follows the boundary line of the National Register listed All Saints Historic District on the north and east, and W. 22nd Street, which is the dividing line between the Sherman and Hayes Additions, on the south. The western boundary was established to include all of the residential properties associated with the Sherman Addition, and to exclude the commercial property intrusions that have developed along S. Minnesota Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page # 51

Identification written on each photo is abbreviated; the full descriptions are:

Photo 1. 1002 and 1006 S. Dakota Avenue
 Sherman Historic District
 Minnehaha County, South Dakota
 Photographer: Jill Gray
 Date: November 2002
 Negatives at South Dakota State Historic Preservation Office
 Camera Direction: SE

Photo 2: 1125, 1121, 1119, 1115 S. Dakota Avenue
 Sherman Historic District
 Minnehaha County, South Dakota
 Photographer: Jill Gray
 Date: November 2002
 Negatives at South Dakota State Historic Preservation Office
 Camera Direction: NW

Photo 3: 1302, 1304, 1310, 1314, 1330 S. Dakota Avenue
 Sherman Historic District
 Minnehaha County, South Dakota
 Photographer: Jill Gray
 Date: November 2002
 Negatives at South Dakota State Historic Preservation Office
 Camera Direction: SE

Photo 4: 1215, 1213, 1211 S. Center Avenue
 Sherman Historic District
 Minnehaha County, South Dakota
 Photographer: Jill Gray
 Date: November 2002
 Negatives at South Dakota State Historic Preservation Office
 Camera Direction: W

Photo 5: 1112, 1116, 1118, 1120 S. Center Avenue
 Sherman Historic District
 Minnehaha County, South Dakota
 Photographer: Jill Gray

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page # 52

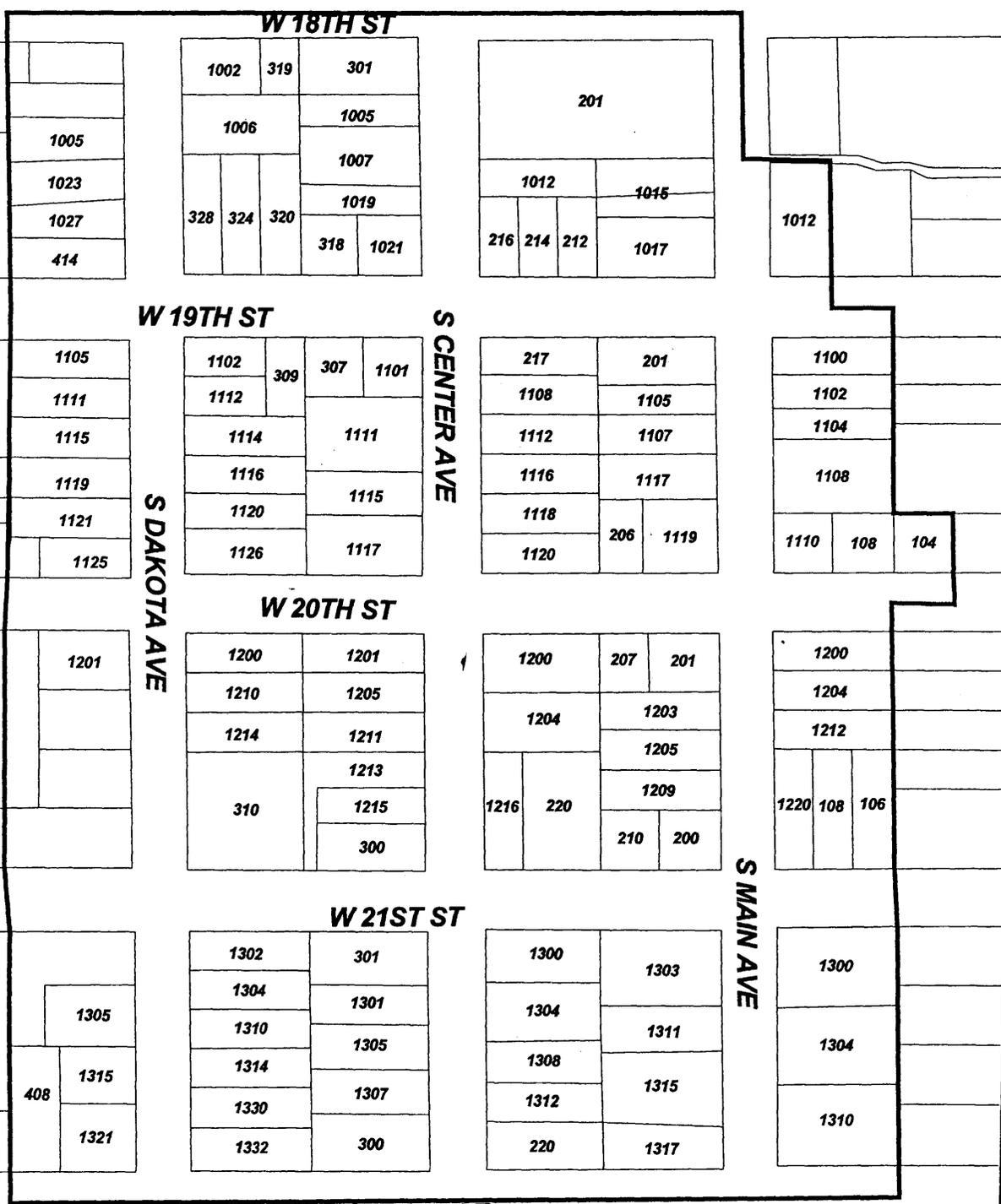
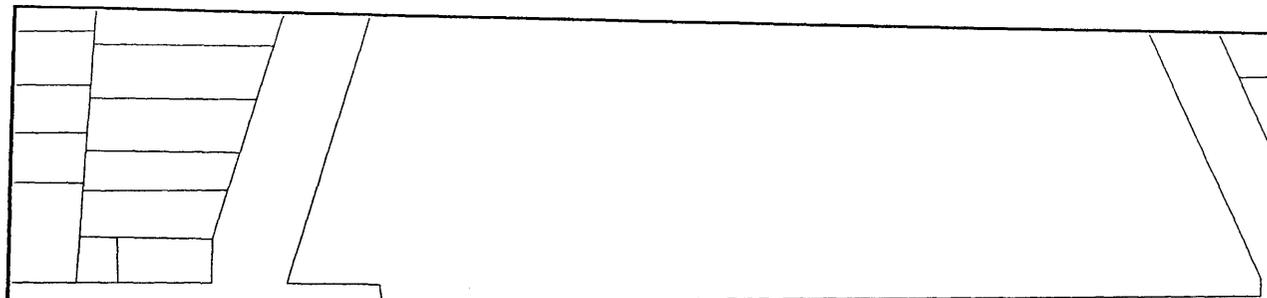
Date: November 2002
Negatives at South Dakota State Historic Preservation Office
Camera Direction: NE

Photo 6: 1100, 1102, 1104, 1108 S. Main Avenue
Sherman Historic District
Minnehaha County, South Dakota
Photographer: Jill Gray
Date: November 2002
Negatives at South Dakota State Historic Preservation Office
Camera Direction: SE

Photo 7: 1212 and 1220 S. Main Avenue
Sherman Historic District
Minnehaha County, South Dakota
Photographer: Jill Gray
Date: November 2002
Negatives at South Dakota State Historic Preservation Office
Camera Direction: NE

Photo 8: 1315 and 1311 S. Main Avenue
Sherman Historic District
Minnehaha County, South Dakota
Photographer: Jill Gray
Date: November 2002
Negatives at South Dakota State Historic Preservation Office
Camera Direction: SW

Photo 9: side of 1220 S. Main Avenue, and 108 and 106 W. 21st Street
Sherman Historic District
Minnehaha County, South Dakota
Photographer: Jill Gray
Date: November 2002
Negatives at South Dakota State Historic Preservation Office
Camera Direction: NW



 Sherman Historic District
 Parcels

