



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 Brooks Brothers Home

other names/site number Norwegian Wood

2. Location

street & number 1006-1008 S. Dakota Avenue not for publication N/A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 x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Jay D. Vogt
Signature of certifying official

09-16-96
Date

SD SHPO
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

name of property Norwegian Wood

county and state Davison, SD

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4. National Park Service Certification
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I, hereby certify that this 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):

Edson H. Beall
 Entered in the
 National Register

Signature of Keeper

10/24/99
Date of Action

=====
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	
<u> 2 </u>	<u> 0 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 2 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

name of property Norwegian Wood

county and state Davison, SD

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6. Function or Use
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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

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7. Description
=====

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Tudor Revival
EARLY 20TH CENTURY AMERICAN MOVEMENT:
Prairie School

Materials (Enter categories from instructions)

foundation BRICK
roof ASPHALT SHINGLE
walls STUCCO

other CONCRETE; WOOD

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

See Continuation Sheets

name of property Norwegian Wood

county and state Davison, SD

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8. Statement of Significance
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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.) N/A

- 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 1908-1917

name of property Norwegian Wood

county and state Davison, SD

Significant Dates 1908
1917

Significant Person (Complete if Criterion B is marked above)
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

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9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: South Dakota State Historical Society

name of property Norwegian Wood

county and state Davison, SD

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10. Geographical Data
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Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>14</u>	<u>4822625</u>	<u>683478</u>	3	_____	_____
2	___	_____	_____	4	_____	_____

___ 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

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11. Form Prepared By
=====

name/title Megan Dobbs, SHPO staff and Rod Schmidt
organization SDSHS date July 1996
street & number 900 Governors Drive telephone (605)773-3458
city or town Pierre state South Dakota zip code 57501

=====
Additional Documentation
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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)

name of property Norwegian Wood

county and state Davison, SD

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Property Owner

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

name Rod Schmidt

street & number 201 W. 19th Street telephone (605) 331-2012

city or town Pierre state South Dakota zip code 57105

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

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

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
CONTINUATION SHEETSection 7Page 1

VII. ARCHITECTURAL DESCRIPTION

The Brooks Brothers Home is a large two and one-half story, four-plex apartment building with a modified cross-gable plan and combination gable and hipped roof. Located on a large lot in one of the oldest residential neighborhoods in Sioux Falls, the property fronts east on Dakota Avenue and is a superior example of early twentieth century multiple dwellings. Stucco wall cladding with decorative half-timbering reflects the influence of the Tudor Revival style, but the two story front towers with grouped windows are typical of Prairie-School architecture. The building's Arts and Crafts style interior retains the original woodwork, flooring, and decorative hardware. A well-maintained landscape enhances the superior architectural integrity of the property.

The Brooks Brothers Home was one of the first multiple dwellings in a growing residential neighborhood anchored by the late 19th century All Saints School. Like most of the surrounding residences, the Brooks Brothers Home is a synthesis of a variety of architectural styles popular in the early 20th century, and the building demonstrates the more vernacular tradition of blending one or more compatible styles. A large four bay garage is located at the rear of the building and is accessible via narrow concrete drives. A concrete retaining wall borders the front facade which has a broad concrete walkway with two sets of concrete steps.

Built in 1908, the building has a partially exposed, one story basement, brick foundation, stucco wall cladding, and cross gable roof with asphalt shingles. The apartments were originally designed as a duplex, composed of one apartment on each side of the basic cross gable plan with a one-story wrap-around porch. During the circa 1917 remodeling, the front facade was altered to accommodate four-plex housing and the porch was removed. The new addition slightly extended the original building by adding a second front gable end in front of the existing gable-on-hip roof and two projecting towers. The two story towers provided separate, enclosed sun-porches for each of the four apartments, which were created by subdividing the original duplex.

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
CONTINUATION SHEETSection 7Page 2

The primary facade faces east on Dakota Avenue and, like the rest of the building, is characterized by intersecting gables, stucco cladding, and painted woodwork. The concrete foundation is visible at the basement level, which contains small double paned ventilation windows. The three bay facade was created during the circa 1917 remodeling and is dominated by a large center gable end with decorative half-timbering, projecting eaves, and small, four-light fixed pane window. A recessed center bay entrance is located beneath a shed roof with exposed rafters and contains a paneled wood and half glass door flanked by single pane sidelights. Each of the two story towers are flanked by squared pilasters which intersect the hipped roof. Both the first and second story contain grouped nine-over-one double hung sash windows located on the north, east, and south sides of the tower.

The original 1908 building is located behind the circa 1917 addition, and the cross gabled plan of the older building is still visible behind the newer facade. Small, half-story projections with hipped roofs are located at each corner of the original building. The side gable section of the original cross plan contains identical bays with single nine-over-one double hung sash windows on the second floor and half-story projections with hipped roofs and three-light fixed casement windows.

The symmetry of the cross form is reinforced by the identical fenestration of the north and south elevations. In addition to the front towers, each elevation contains three bays on the first level, composed of the following (east to west): paired nine-over-nine double hung sash windows, two single nine-over-one double hung sash windows, paired nine-over-one sash windows, and a single one-over-one sash window. The second story contains a single nine-over-one double hung sash window, a corner nine-over-one sash window, paired nine-over-one sash windows, and a single window with nine-over-one double hung sash. A single nine-over-one sash window is located in the gable end of both the north and south elevations.

The west elevation, or rear of the building, has changed very little from its 1908 appearance, with only the minor alteration of an enclosed rear

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
CONTINUATION SHEETSection 7Page 3

porch. Like the rest of the building, the west elevation contains paired nine-over-one double hung sash windows with wood framing. A paneled wood door opens to the enclosed porch which provides access to the separate entrances for each of the main floor hallways.

The basement is accessible via the rear porch and largely used for storage and laundry facilities for the apartment tenants. With the exception of a modern furnace, water heater, and air-conditioning ducts, the basement retains its original function and appearance.

Each apartment has an identical floor plan composed of a sunporch, living room, dining room, kitchen, bedroom, and bath. The interior is divided into two separate buildings, and each contains one apartment on the main level and one apartment on the second floor. A single front entrance serves the main floor vestibule which contains a single door for each side of the building. The doors open to separate hallways with private entrances to each of the main floor apartments. Individual staircases provide access to the upper landing and second floor hall. The interior retains a very high level of integrity, and the original features, including hardwood floors, plaster walls and ceilings, wood door frames, window frames, baseboards and molding are in pristine condition. Excellent examples of craftsman style decoration include fifteen-pane French doors, half-timbered wainscoting with wood plate rail, and two-panel, solid wood doors. During the recent rehabilitation, all the original light fixtures were re-wired and repaired, as were the intact claw-foot bathtubs in each of the four bathrooms.

Outbuilding: A four bay, single story garage was built circa 1917 when the building became a four unit apartment facility. The garage has a concrete foundation, stucco cladding, and gabled roof with asphalt shingles. Each bay contains a paneled wood door.

Due to the successful rehabilitation and continuous use as an apartment building, the Brooks Brothers Home retains a high level of architectural integrity and is a superior example of popular trends in early 20th century domestic architecture applied to an upper-class multiple dwelling.

**United States Department of the Interior
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 8Page 4

VIII. Statement of Significance

The Brooks Brothers Home, built in 1908 and remodeled in 1917, is one of Sioux Falls' most intact apartment buildings located in a predominantly residential area. As an example of early 20th century housing, the building demonstrates the impact of the popular Tudor Revival style as well as the influence of the Prairie School in residential design. Most of the stylistic elements are associated with the circa 1917 addition, but the architectural components of the 1908 building are clearly intact. The property is eligible for listing on the National Register under Criterion C for its significance in early 20th century residential architecture.

Historic Context:

The nominated property fits into the Statewide context Depression and Rebuilding (1893-1929) because it reflects the changing urban patterns and residential development. Located in a well-established neighborhood, the Brooks Brothers Home is representative of the architectural styles prominent in the immediate area as well as the typical building patterns in the early 20th century. Sioux Falls, like the rest of the state, experienced economic depression during the 1890's and experienced very little growth through the turn-of-the-century. Prosperity returned around 1898, and the town benefited from substantial commercial, wholesaling, and manufacturing growth in the surrounding area. Increased population, followed by a housing shortage in 1900 prompted a great building boom in the first decade of the 20th century. Between 1914 and 1924, largely due to manufacturing establishments and the automobile industry, the city's population dramatically increased from 14,000 to 24,000 residents, making Sioux Falls the state's largest city.

The 1908 construction date for the duplex corresponds with the early residential development in Sioux Falls, and parallels the period of construction for much of the surrounding neighborhood. Located just outside the boundaries for the All Saints Historic District (NR 2/23/84), the Brooks Brothers property was one of the earlier buildings along Dakota

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
CONTINUATION SHEETSection 8Page 5

Avenue and west 18th Street. All Saints School was built in 1884, but there was little other development prior to 1902. Sanborn Maps from 1911 indicate that the residential area south of the school was still sparsely populated, but by 1916, the large blocks bordering the duplex were developed. The 1924 map shows not only the dramatic increase in residential construction, but also the transformation of the Brooks property from a duplex to a four-plex.

The four Brooks Brothers arrived in Sioux Falls in the early 1900s with hopes of securing their fortunes and providing a comfortable life for their families. They purchased the duplex in 1908 and by 1917, had completed the necessary remodeling for a four-plex dwelling. Each of the brothers lived in an apartment, thus keeping their family unity while maintaining a degree of autonomy. The close proximity to the downtown commercial district made the apartments very convenient for work, and the surrounding neighborhood of middle and upper-middle class residences provided comfort and stability.

Architecturally, the building's simple cross gable plan and plain exterior design is typical of the more subtle, less ornate architectural styles which characterize the older section of the neighborhood. The gable-on-hip roof, elongated windows, and stuccoed walls also demonstrate the simplicity of early residential design. The circa 1917 addition, however, reflects the influence of the Revival styles on residential construction after 1915. Many of the buildings in nearby McKennan Park Historic District (NR 6/6/84), only 4 blocks south of the Brooks Brothers Home, represent variations of the Colonial Revival, Tudor Revival, Craftsman, and Prairie School styles and certainly correspond with the decorative elements of the nominated property.

Tudor Revival and Prairie School elements characterize the post-1917 building. A decorative half-timbered gable end dominates the east facade, and the historic color scheme of cream stucco with dark brown trim is strongly associated with Tudor Revival styles. Prairie School influence is evident in the use of grouped windows, squared corner pilasters and hipped

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
CONTINUATION SHEETSection 8Page 6

roofs on the front towers. The strong influence of the Arts and Crafts movement is evident in the high quality of workmanship and beautiful woodwork in the building's interior design, particularly the wood wainscoting and decorative plate railings.

The Brooks Brothers Home, currently called Norwegian Wood, is still used as a four-plex housing unit and due to recent rehabilitation, retains its architectural integrity and superior interior design. As one of the most intact multiple dwellings built at the turn-of-the-century, the property is a significant example of both the Tudor Revival and Prairie School styles applied to apartment housing. The architecture and design also reflect the broad patterns of residential development and stylistic trends in early 20th century Sioux Falls.

name of property Norwegian Wood

county and state Davison, SD

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9

Page 7

IX. BIBLIOGRAPHY

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Alfred A. Knopf, 1990.

Sanborn Fire Insurance Maps, 1902, 1911, 1916, and 1924.

Young, Vivian. "All Saint's Historic District." National Register
Nomination, September, 1983.

name of property Norwegian Wood

county and state Davison, SD

NPS Form 10-900-a

OMB No. 1024-0018

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10

Page 8

X. Geographical Data

Verbal Boundary Description

The nominated property contains lots 3 and 4 of block 3 in the Sherman Subdivision, Sioux Falls, South Dakota.

Boundary Justification

The nominated boundaries include all the extant historic property, under a single ownership, associated with the architectural significance of the Brooks Brothers Home.