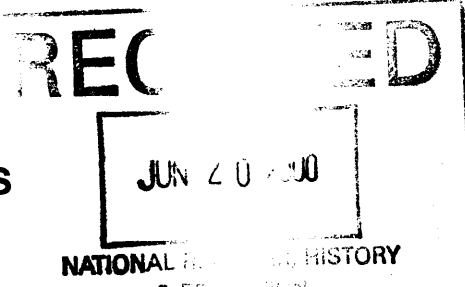


United States Department of the Interior
National Park Service



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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 The Gloria House
other names/site number The Normandie

2. Location

street & number 1216 S. Center Avenue not for publication N/A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 57104

3. State/Federal Agency Certification

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

Jay D. Vogt
Signature of certifying official

05-19-2000
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: Edson W. Beal
 Date of Action: 7/20/00

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>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and early 20th Century
Revivals, Elizabethan Tudor Revival

Materials (Enter categories from instructions)

foundation Poured Concrete
roof Asphalt
walls Brick, Cast Stone
(concrete)
other Terra Cotta on parapet

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

1931

Significant Dates 1931

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

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: _____

The Gloria House
Name of Property

Minnehaha, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>683565</u> Easting	<u>4822427</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </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 Richard Jensen
organization CIAM date Sept. 30, 1999
street & number 500 S. Dakota Ave. 2 telephone 605-336-8995
city or town Sioux Falls state SD zip code 57104

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)

The Gloria House
Name of Property

Minnehaha, South Dakota
County and State

Property Owner

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

name Vintage Rentals / Rod Schmidt
street & number 118 W. 19th Street telephone 605-331-2012
city or town Sioux Falls state SD zip code 57105

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.

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The Gloria House
Sioux Falls South Dakota

Architectural Description:

The Gloria House is a two and a half story (two full floors with a garden level) rectangular plan building in south central Sioux Falls. The apartments are in a very well established and well preserved neighborhood that contains two Historic Districts (the All Saints Historic District and the McKennan Park Historic District). This structure, built in 1931 and virtually unchanged since then, is a fine example of late Tudor revival. In each apartment such built-in amenities as a wardrobe and glass fronted china cabinets can be found.

Interior:

Each floor has four apartments. On the top two floors, there are two apartments on the north end and two on the south end. The apartment entries on each side are set back several feet from the common landing in two alcoves with shallow segmental arches separating them from the landing. Circulation between floors is via two staircases in the center of the building, one on the west side, one on the east side. The stairs are separated from the landing by segmental arches that spring from the same pilasters as the segmental arches that separate the apartment entryways from the landing proper.

The door to each apartment opens directly into the living room, near the common wall of the apartment next to it. As one enters the apartment, the kitchen/dining area is away from the door and behind it with the bedroom and bathroom directly ahead. The living room is rectangular with open doorways to the kitchen and into the hallway at opposite corners. A coat closet is slightly off center towards the hallway on the far wall of the living room, and on the outside wall between two paired double hung windows is a faux fireplace.

The bedroom and bathroom are accessed through a short passageway at the back of the apartment. The bathroom is at the end of the passage, while the bedroom door is off to one side. On the other side of the passage is a small closet and a built in wardrobe, which includes drawers and a cabinet. Next to the bedroom door is a built in phone housing in quartersawn oak with a spade shaped arch at the top of the frame around the housing.

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Some overhead lighting in the apartments appears to have been added in the 1960s, and includes a suspended swag in the center of the bedroom, a ceiling mounted round pendant fixture in the living room, and what may prove to be the original pendant fixture in the kitchen. Other apartments still feature the original pendant fixtures. Sconce lighting consists of two Art Deco glass and brass fixtures to either side of the faux fireplace above the mantle, and one brass fixture with a shade above the telephone hutch in the hall. Sconce lighting, as well as the lighting above the vanity in the bathroom is original to the apartment. In the common areas, the current owner has placed small rectangular ceiling mounted fixtures. Two large original swag lamps illuminate the stairways.

Flooring in the main and second floor apartments consists of refinished oak, the common areas, all of the basement, and the stairs are carpeted. The flooring in the main entryway is red and white mosaic tile.

The walls of the apartments are wood framed plaster and lath. In the stairways, a faux stone finish has been applied to the plaster to give the illusion of rusticated cut stone laid in a running bond. Base trim and molding throughout are stained dark. The lower level features a small wood paneled storage closet beneath one set of stairs that has been converted into a rent drop box.

Exterior:

The west elevation is the most prominent of the four and has the most frontage. The massing is divided into two intermediate sections by a shallow projection that marks the main entry. This projection includes large clerestory windows above the door, a Tudor arched door, and small consoles to either side of the projections about six feet up from the ground level. Wrought iron grillwork has been installed below the clerestory window and above the door. Two cast stone urns sit at the same level, at the base of the clerestory window on either side of it. Cast stone detailing is to either side of the front door, between the side lights and the door itself.

Along the top of the west and south facades, clay tile has been used on the parapet to give the illusion of a Mansard style roof. Each end of the west elevation has a prominent projection that includes a pair of double hung windows on each story, including smaller ones on the garden level. These projections have mock gable end roofs, and effectively bracket the apartment. The gable ends interrupt the terracotta tile and rise two to three feet above the rest of the roof.

The intermediate spaces between the gabled ends and the main entry way contain a pair of double hung windows corresponding to the kitchen in each apartment, then two pairs of double hung

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windows corresponding to the living room in each apartment. The windows in the projecting sections on either end of the building are slightly wider than the rest of the windows and are separated by a stack course of stretchers in gold.

The brickwork on the west façade is largely brown, however at the base of each window, a rowlock has been added in gold brick. A rowlock above a soldier course of gold brick is above the windows of the garden level with a second rowlock and soldier course found with the base of the soldier course aligned with the rowlock below the windows on the garden level. A soldier course can also be found immediately above the windows on the second story. On each end projection, the pair of double hung windows is bracketed on each side by a stack course of stretchers of gold brick with a header course also in gold immediately to the outside of that stretcher course. At the top, above the second story windows, a pattern similar to the one above the garden level apartments is found. The field between each window is filled with stack bond headers in brown and gold creating a checkerboard pattern. This checkerboard pattern is bounded by a stack bond of brown brick to either side of the pattern, and a rowlock of brown brick above and below the pattern. Also on the west façade is a garage that appears to date to the building's construction.

On the south façade, which has curb frontage, more simple brickwork prevails. The single double hung window in each bedroom is surrounded by the same stretcher/header combination that surrounds the pair of double hung windows on the west side. Similarly, a field of stack bonded headers in a checkerboard pattern of brown and gold can be found between second and first story, as well as first and garden level windows. The belt course of rowlock and soldiers in gold brick above the garden level apartments continues around the south side, as does the rowlock and soldiers aligned with the base of the rowlock below the garden level windows (grade level). The soldier course above the second story windows also continues on the south side.

On the east side, the soldier course above the second story continues the length of the building in gold. The rowlock and soldier course above the garden level apartment windows continues, but is executed in brown brick for most of the length of the building. The soldier course at the base of the garden story windows continues in gold, but the rowlock above it only extends as far as the gold brick in the soldier course and row lock above the garden story windows. A stack bond of gold brick to either side of the east entry, with a soldier course above it serves to distinguish it from the rest of the building. Fenestration for living room and dining room/kitchen remains the same as on the west side of the building, however, there is only one double hung window in each bedroom.

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The north side features the same stringcourse of gold brick soldiers seen on all other sides, as well as bedroom and bathroom windows of the same size and placement as found on the south side. However, the entire north face, aside from the soldier course and the gold rowlocks beneath the windows, consists of field brick in brown.

The garage is also on the north side, and is a three-stall structure. It is structurally attached to the apartment on its south side, but contains no direct passage into the apartment. Due to changes in grade, the back of the garage is only about five feet off ground level.

The property has changed hands several times since it was built. Each owner has done very little to either "update" or remodel the building. It remains as an excellent example of the Tudor Revival style because little has been done to change its appearance.

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Section number 8 Page 5

The Gloria House
Sioux Falls, SD

Statement of Significance:

The Gloria House Apartments were built in 1931, and stand at the very end of an architectural tradition that began in the 19th Century. Victorian Eclecticism, or the revival of old styles for new construction, produced an interesting and widely varied array of styles ranging from the Italianate to Gothic Revival. This property, designed in the Tudor Revival, features many elements that mark it as a fine archetype for this style.

Throughout its existence, little has been changed on either the exterior or the interior of this building. Cast stone accents on the building's exterior are in fine shape. Original decorative wrought iron grill work is still in place and in good condition.

The interior of this building, however, is where it shines as an example of early/mid 20th Century apartment design. In the nearly 70 years this apartment building has been in existence little has been changed in the main and second floor apartments. Cabinets, fixtures, partitions, woodwork, lighting, and glazing have remained the same. To enter one of these apartments is to enter what was considered to be a "luxury" apartment in 1931. Amenities such as the built in wardrobe and the china cabinet in the kitchen reflect an attention to detail fitting the status this apartment had as an upscale property. Also worth notice is the lack of parking provided. This property has a three car garage to the north of the building, and that was all that was provided, showing that even at that time, the automobile had not yet reached the ubiquity it has today.

Two cousins, Ethel Feinstein and Dorothy Kosberg, built the Gloria House in 1931 at an undetermined cost. These two cousins were the daughters of two of the three brothers that founded the Mt. Zion Temple Jewish congregation in Sioux Falls, South Dakota. The land that the Gloria House was built on was purchased from the Mt. Zion Temple congregation. The congregation having received the land for an unspecified sum of money "good and valuable consideration" is what is found in the title abstract. Shortly after the construction of the Gloria House apartments, Ethel Feinstein moved to Texas, where most of her extended family now resides.

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The Jewish community in Sioux Falls has at no time been particularly numerous, however, its history is tied up with the history of the city and is as old as the city itself. The Livingston brothers and the Fantle family founded the Jewish community in 1890, and its members included several successful business owners. Both the Fantle family and the Feinstein family, who eventually settled in Mitchell, operated department stores throughout South Dakota, Iowa, Minnesota, and Wisconsin.

At the time of its construction, the Gloria House was barely on the edge of town. The southern half of the block where the Gloria House is located, was not subdivided until the Mt. Zion Temple obtained the land, indicating that there were no buildings present before these apartments were built. The original environment of the Gloria House was considerably different than the current well established neighborhood that surrounds it. There were large pieces of undeveloped land on many blocks, with development occurring in some patches and languishing in others. The mature maple and elm trees now present would have been planted only a short time before, thus lending a totally different feel to the apartment building and its neighborhood. For this reason, we can see why the builders would have opted for a design that was a revival of a four hundred year old style. The intent would have been to give a very new building in a young town a sense of place and history. Nearly seventy years later, the Gloria House apartments fit into this now established neighborhood in central Sioux Falls perfectly, echoing other Tudor revival houses and buildings nearby.

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Bibliography:

Interviews with Judy Epstein, Helen Goldstein, and Betty Margolis conducted August 1999.

Building date verified by City of Sioux Falls Building Permit, property ownership verified through Minnehaha County abstract office.

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Continuation Sheet

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Verbal boundary description:

The W 1/3 of the SW 1/4 of Block 10 of Sherman's Addition to the City of Sioux Falls, Minnehaha, County, South Dakota.

Verbal boundary justification:

This is the parcel of land that is associated with the apartment building.