

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received JAN 24 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic All Saints Historic District

and/or common NA

2. Location

Roughly Main to 2nd Ave. from 14th to 23rd Sts., and 18th to 21st Sts. to 5th Ave.

street & number See Continuation Sheet NA not for publication

city, town Sioux Falls NA vicinity of First Congressional District

state South Dakota code 46 county Minnehaha code 099

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple - See Continuation Sheet

street & number NA

city, town NA vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds Office - Minnehaha County Courthouse

street & number 415 North Dakota Avenue

city, town Sioux Falls state South Dakota 57102

6. Representation in Existing Surveys

title Sioux Falls Historic Sites Survey has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Historical Preservation Center, University of South Dakota

city, town Vermillion state South Dakota 57069

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date See Individual Site Descriptions

Describe the present and original (if known) physical appearance

Located to the south of the Sioux Falls central business district, the All Saints Historic District is comprised of the All Saints School, built in 1884, Longfellow School, constructed in 1916, Lyon Park, donated in 1928, and 240 residences which are situated in an area bounded by Main Avenue to Fifth Avenue and 14th Street to 23rd Street in the City of Sioux Falls. The vast majority of residences were built prior to 1920, with 8 percent being constructed prior to 1900, 18 percent between 1900 and 1909, 50 percent 1910 to 1919, 18 percent between 1920 and 1945, and only 5 percent after 1945. Visually, this neighborhood is dominated by early twentieth-century middle-class homes. Generally simple in design and scale, these residences, nonetheless, reveal a sensitivity to craftsmanship and architectural detail that was characteristic of that period.

Boundary Justification

This District was selected as consisting of the strongest concentration of 1900 to 1920 middle-class housing in the neighborhood. To the north of the All Saints Historic District is the Sioux Falls central business district, and most of the southern boundary is formed by the McKennan Park Historic District. To the east of the All Saints District, the buildings are somewhat newer and have received more alterations through the years, and to the west there has been considerable infill with modern apartment buildings.

Preparation of this nomination was conducted in two phases, both of which were funded by a grant from the Historical Preservation Center and by the Sioux Falls Planning Office. During the summer of 1982 the proposed All Saints Historic District was inventoried as a part of the All Saints and McKennan neighborhood surveys that encompassed approximately 26 blocks. All structures in these areas were assigned a letter grade during a windshield survey, and A and B structures were then intensively surveyed. The survey was conducted by interns Jill Coates and Eric Olson, who were supervised by project director Jamie Haworth-Smith of the Planning Department. The results of the survey indicated the potential for a Historic District in this area, and during the summer of 1983, Vivian Young prepared the nomination, again under the supervision of Jamie Haworth-Smith of the Planning Department.

The building of the 1879 branch of the Chicago, St. Paul, Minneapolis and Omaha Railroad and the construction of the All Saints School main building in 1884 led to the initial residential development in the District. Both modest and ornate homes were built in this neighborhood prior to the turn of the century. Twenty properties dating from 1880 to 1889 remain in the District. Ten of these buildings are simple worker's cottages - rectangular pens and cube houses - and tax records show that Artemus Gale and other speculators owned some of these properties into the twentieth century. The other ten houses are of more elaborate styles and include the flamboyant Queen Anne style Edward Coughran House, as well as two fine residences designed by architect Wallace Dow. This pattern of elaborate dwellings being constructed next to simple cottages is a dichotomy that has continued throughout the development of the District.

The All Saints Historic District experienced its greatest period of growth, however, from 1900 to 1919 when houses were built. The houses dating from this era are fairly modest in size and style. There are numerous fine examples of bungalows,

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capped with tile roofs. These towers give the building a Mediterranean flavor, and other decorative motifs reflect a Tudor influence. The outermost wings of the front facade are topped with concrete in a crenelated pattern. The side facades are also crenelated with inset plaques. Tudor arch entrances have small stained glass transoms. To the east of the school is a blacktop playground. The interior of the building has been modernized with asbestos tile floors and ceilings, but the rooms retain much of the original woodwork on the walls. The attractive auditorium features a beamed ceiling with decorative plaster brackets.

Designed by architects Perkins and McWayne, this school originally held classes for grades one through eight. The building is now an elementary school. In 1932, Perkins and McWayne designed an 18 room addition to the school, and in 1968 architect Ward Whitwam enclosed a central courtyard to make a library.

This attractive building is significant as a well-designed school that has served the community for close to 70 years.

3. Lyons Park Donated: 1928
Phillips Avenue and 14th Street

An attractive neighborhood rest spot, this 150 by 475 foot park was donated to the city in 1928 by William H. and Winona Axtell Lyon. The park features quartzite-walled flower beds, a six-inch Civil War cannon, playground equipment and scattered shade trees. The park used to feature a sunken garden and a flag pole.

This park is significant for its pleasant landscaping and because it was a gift of the Lyons. William and Winona Lyon both played active roles in local civic affairs and donated considerable property to the city.

4. Dennis McKinney House Built: 1912
701 South Phillips Avenue

This one-and-a-half story Neo-Colonial cottage features a prominent gable dormer, and is surrounded by an enclosed one-story porch which was added in 1914. The foundation of the house is of quartzite, and the interior of the building features original mahogany woodwork, egg and dart carving around the fireplace, and beveled glass windows and mirrors throughout. Original brass and crystal light fixtures remain in some rooms. The front lawn is terraced.

This home is significant as a good example of the Neo-Colonial cottage which has received few alterations over the years. It is also significant as the home of a prominent early Sioux Falls resident, Dennis McKinney. This house was built for McKinney of the McKinney-Beveridge Auto Company, and he lived here until the 1920s. A graduate from the University of Pennsylvania Department of Medicine, McKinney became actively involved in Sioux Falls commerce upon his arrival in the city in 1881. He was connected with the bank of Eaton, McKinney and Scougal, was manager of the McKinney Loan and Investment Company. He was also associated with the Sioux Falls National Bank since its founding, and became

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its president in 1890. He served as the first president of the Sioux Falls Business Men's League, and was alderman from the Sixth Ward for three years.

5. Built: 1911
715-717 South Phillips Avenue

Resting on a quartzite watertable, this elaborate two-story Neo-Colonial residence has a two-story front porch supported by fluted columns with ornate Ionic capitals. Similar pilasters decorate the main building, and both the building and the porch feature wooden dentils and brackets at the roofline. The central and slightly recessed entrance has sidelights and a transom with mullions, and the door has a large beveled glass panel. Simple balustrades at the first and second floors of the porch re-enforce the exuberant nature of this building.

Originally a four-plex, this building was first occupied by Charles Parshall, secretary and superintendent of A. Beach Printing Company, and his wife, Robena, Frank I. Putnam, a partner in Putnam and Putnam, physicians, and his wife, Gertrude, Harry Pomeroy, secretary of Sioux Falls Paper Company, and his wife, June, and Roy G. Stevens, of Stevens and Nessa, physicians and surgeons. Through the years, the two first-story apartments have remained basically unaltered. While the two second-story apartments have been combined into one, original, unpainted woodwork remains throughout the structure. This four-plex is significant as an outstanding example of the Neo-Colonial style of architecture.

6. Jacob Schaezel, Jr. - William Lyon House Built: 1881
746 South Phillips Avenue Moved: 1906

Carpenter Gothic elements highlight this two-story rectangular pen. There is decorative bargeboard at the gables, and the interiors of the gables are decorated with patterned shingles. Elongated windows reveal the older age of this structure, and simple balustrades ornament the porch and porch roof. The addition of several gables and dormers to this building around the turn of the century gives this building a Queen Anne flavor, and in 1923 the house was stuccoed. The Lyon's House has the distinction of being the only residence in Sioux Falls known to have a black quartzite foundation. The southern door features leaded glass sidelights which came from the old Sherman House at 103 West 18th Street.

Jacob Schaezel, Jr., was the original owner of this house when it was located at the site of Washington High School. Schaezel was elected village president in 1882, and promptly campaigned to have Sioux Falls incorporated as a city. When Sioux Falls did achieve city status in 1883, Schaezel was elected its first mayor, and served a two-year term. In 1891 he served on the Germania Verein, and then was elected city commissioner from 1893 until 1895.

When, in 1904, the Sioux Falls school system was authorized to build Washington High School on the site of the Schaezel's home, the Schaezels moved, and in 1905 sold the house to William and Winona Axtell Lyon.

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Congress, and then he became president of the Union Savings Bank. This dwelling is significant because it was home to a prominent Sioux Falls politician and civic leader for over fifty years, and because it is an excellently maintained example of a turn of the century cottage.

9. W. L. Baker House Built: 1890
1301 South Phillips Avenue

A fine example of the Georgian Revival Cottage, this two-and-a-half story clapboarded residence features a first-story porch supported by elaborate Ionic Order columns. Dentils highlight the porch roof, and there are small brackets under the eaves of the main roof. Further attractions of this pyramidal roofed structure include the three hipped dormers, capitated cornerboards, the main facade oculus, two bays on the south facade, and a quartzite foundation. The central hall floor plan remains intact, and the house still retains some of its original interior woodwork.

The earliest owner of this property was E. L. Smith, proprietor of E. L. Smith and Company, Star Coal and Wood Yard, who resided at 428 West Seventh Street. By 1895, Edwin A. Sherman, the real estate agent who had originally platted this land, owned the property. Sherman subsequently turned it over to the Southwestern Investment Company, of which he was the president. This company owned the land until at least 1908. From 1901 until 1917, William L. and Sarah Baker lived here. He was cashier of the Minnehaha National Bank, secretary of the Sioux Falls Trust Company, and president of the Mount Pleasant Cemetery Association. Baker would become president of the Minnehaha National Bank, and in 1918 he and his wife moved to their new home at 503 East 21st Street. The Baker House on Phillips Avenue is significant because of its association with the Baker family, and because it is a well-maintained pre-twentieth century example of the Georgian Revival Cottage style.

10. Daniel Glidden Duplex Built: 1900
1109 South Phillips Avenue

Originally constructed as a duplex, this large building now contains four apartments. The foundation of this dwelling is of quartzite, the first story is executed in buff-colored brick and the second story is of clapboard. A one-story porch extends across the front facade and is supported by Doric columns. Dentils animate the porch and gabled main roofline, and the windows feature attractive leading. Second story overhang on the side facades are supported by ornate brackets. The interior still features original egg-and-dart molding, and the staircase has a stained glass window and a bas relief plaque.

Daniel and Josephine Glidden had this duplex constructed in 1900 so that they could live in one half and Josephine's parents could live in the other. The Gliddens arrived in Sioux Falls in 1878, and over the years, Daniel operated a boot and shoe business, served as a member of the territorial executive committee of the Democratic Party, and was elected warden of the South Dakota Penitentiary. One of the original members of the Ladies' History Club in 1879, Josephine Glidden helped to secure approximately 4000 books and deeded

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to the city a lot for the 1901 Carnegie Library. She also organized the Women's Study Club which met from 1902 until the 1950s. This building is significant both because of its attractive architectural detailing and because Daniel and Josephine Glidden were important civic leaders.

11. D. Clinton Jewett House Built: 1916
1309 South Phillips Avenue

Tudor Revival is the style of this two-story residence. Finished in stucco with pseudo half timbering, the building has irregular massing, projecting bays, and exposed rafters under the eaves. A second-story jetty extending over a first-story bay contributes to the medieval effect of the structure. The foundation is of brick, and numerous gables animate the roofline.

This house was built for Martin C. Smith, vice president of Sioux Falls National Bank. In 1920, D. Clinton Jewett, of Jewett Brothers and Jewett, first wholesale grocers in South Dakota bought the house. This residence is significant as a good example of the Tudor Revival style and because, for over 60 years, it was the home of members of the Jewett family.

12. The Dunham Hospital Building Built: 1900
601 South First Avenue

Of the Neo-Colonial style, this two-and-a-half story hipped-roof residence features a quartzite foundation and a clapboard finish. Classical details include a central pavillion with an oculus in the pediment, Ionic order columns supporting the first-story porch, pilasters on the front facade, and dentils at the porch and main rooflines. The central front entrance and central second-story window both feature fluted pilasters, and the windows are 12/1.

W. W. Brookings, et. al., payed the taxes on this property from 1900 until at least 1908. Brookings was a representative of the Western Town Company of Dubuque, Iowa, the first company to claim land in Sioux Falls. He served as district attorney of Minnehaha County, was associate justice of the Supreme Court of South Dakota from 1869 until 1876, was a member of two constitutional conventions, and was involved in several local businesses. From c. 1904 until 1912 this building served as the Dunham Hospital. A private hospital, this facility was operated by Dr. Whitfield O. Dunham. He and his wife, Clara, also lived here during that period. This building is significant as a fine example of the Neo Classical style of architecture, and because it served the City of Sioux Falls as a hospital.

13. Wallace Dow House Built: 1885
700 South First Avenue Architect: Wallace Dow

Irregular massing and an animated roofline indicate this one-and-a-half story building's Queen Anne origins. This dwelling rests on an unusual uncoursed quartzite foundation. The first story has been finished in non-original siding,

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25. Frank T. Williams House
100 West 21st Street

Built: 1918

Finished in stucco, this two-story house features a central entrance surmounted by a semi-circular arched hood. A two-story sunroom wing extends to the east, and to the west is an attached one-story garage. The stucco finish, shallow pitched hip roof, and low wall in front of this dwelling gives the building a Mediterranean flavor.

Frank T. and Nellie S. Williams were the first to live here. He was owner of the F. T. Williams Company, Piano and Musical Merchandise. This company was established in 1887.

26. Russell Bell House
106 East 23rd Street

Built: 1917

Stucco finishes this two-and-a-half story dwelling. Pseudo half timbering and dentils highlight the gable ends and gabled entrance hood, giving the building a Tudor Revival flavor. Contributing to the character of this house are the pent roofs over the two first-story windows, the stuccoed window boxes, and the gabled dormer.

Russell Bell, a bookkeeper at the Tri-State Creamery Company, and his wife, Ethel, were the first residents of this house. This dwelling is a fine example of Tudor Revival-inspired architecture.

27. Edward R. Tornberg House
110 East 23rd Street

Built: 1919

Tudor Revival characteristics can be seen in this two-story house. The dwelling is finished in stucco and features pseudo half timbering, ellipses and brackets at the gable ends. To the front of the building is a two-story wing with a brick watertable and bands of windows.

Edward R. and Minnie Tornberg were the first to live here. He was with the Lembkey-Tornberg Auto Company. This attractive structure is a good example of Tudor Revival-inspired architecture.

Contributing Properties

28. Kenwen Apartments
625 South Phillips Avenue

Built: 1926
Builder: Chris Eckland

This large two-and-a-half story structure has a clapboard finish and is shaped in the form of an H. The lines of the two front gables are repeated in the entrance hood which is supported by brackets. The entrance to the garage is located under the building, and the foundation and garage are of poured concrete. Some original interior woodwork and ceramic tile counters remain intact in this eight-plex.

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The first city directory listing of this building is in 1931 when the residents of the apartments were Harry N. Hanson, owner of this building, Thomas F. Dunne, with the Dakota Dental Supply Company, Manley A. Price, a collector, Charles E. Wood, a salesman, Mrs. Helen A. Wheeler, widow, Earl E. Gage, vice president of Sioux Falls Medical and Surgical Clinic, Calvin P. Dalbey, Louis G. Glieve, department manager at Fantle Brothers, and Alf Sanow, janitor at the Orpheum Theater.

29. 703 South Phillips Avenue Built: 1916

Distinctive wood trim and deep eaves give this two-story cube with pyramidal roof a strong Prairie School flavor. The building is finished in a combination of weatherboard, clapboard and stucco with rectangular wooden panels, and a one-story enclosed porch extends across the front of the building.

This house was built for Richard J. and Anna Woods. He was an assistant general agent at the Northwestern Mutual Life Insurance Company.

30. 705 South Phillips Avenue Built: 1911

Well maintained, this one-and-a-half story bungalow is finished in a combination of clapboard and shingles, and has a quartzite foundation. A large shed dormer dominates the front facade and is highlighted with exposed rafters.

The first residents of this house were Harry E. Donahoe, and his wife, Marie. He was with J. D. and H. E. Donahoe, dentists.

31. 707 South Phillips Avenue Built: 1905

In form, this building is a simple two-story cube with pyramidal roof and center chimney. The oculus at the second story, and the one-story porch supported by simple Doric columns give this building a Georgian Revival Cottage flavor. The building is finished in clapboard and features cornerboards, shutters at the windows, and a quartzite foundation.

In the year the house was constructed, the land belonged to Charles O. Bailey of Bailey and Voorhees, lawyers, and in the following year the Minnehaha Trust Company acquired it. John H. Reynolds and his wife, Julia, moved into this house in 1911. He had no listed occupation.

32. 709 South Phillips Avenue Built: 1911

Exposed rafters, brackets under the eaves and decorative woodwork at the gable ends ornament this one-and-a-half story clapboard-finished bungalow. This structure has a large hipped dormer at the front facade, which extends over a first-story porch and sunroom. The foundation is of quartzite. This building was converted to apartments and the interior has been extensively remodeled.

John and Rose M. Bay were the first residents of this house. He was a plumber with E. M. Sanders.

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33. 721 South Phillips Avenue

Built: 1912

A small Palladian window is located in the gabled dormer of this two-and-a-half story cube house. Finished in clapboard with cornerboards, this dwelling has a quartzite foundation, and a one-story porch supported by classical-inspired pillars extends across the front facade.

The first residents of this house were Emil C. and Annie Goecke. He was a bookkeeper at the Val Blatz Brewery Company. From 1903 until 1907 the Goeckes lived at 1306 South Phillips Avenue, and from 1915 until 1917 they lived at 1301 South Phillips Avenue.

34. 723-725 South Phillips Avenue

Built: 1929

Two stories in height, this cube building with pyramidal roof is finished in clapboard and shingle, and sits on a molded concrete foundation. Attractive detailing includes the window boxes under the first-story windows and the entrance hood which is supported by brackets.

Edward B. and Julia Goodrich were the first to live here. He was a railway mailclerk.

35. 727 South Phillips Avenue

Built: 1935

Weatherboard siding covers this two-story Colonial. The building has a pedimented central entrance porch with fluted pillars, and the windows have shutters.

Edward B. and Julia Goodrich were the first to live here. He is not listed as having an occupation.

36. 750 South Phillips Avenue

Built: 1930

An unusual feature of this one-and-a-half story cottage is the use of jerkinhead and arched dormer windows. The house is finished in weatherboard and has a central entrance with an arched pediment.

William H. and Hilda Ranney were the first occupants of this house. He was not listed as having an occupation.

37. The Women's Club
758 South Phillips Avenue

Built: 1941

This brick building is composed of two one-story cubes with pyramidal roofs.

Winona Axtell Lyon was one of the fundraisers for this building, which contains an auditorium with a stage.

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38. 762 South Phillips Avenue

Built: 1910

This two-and-a-half story clapboard-finished cube has a gabled dormer, a one-story porch across the front facade, beveled glass in the living room window, and a balustrade on the porch roof. The building sits on a molded concrete foundation.

From city directory listings, it appears that the street address was changed from 752 to 762 South Phillips Avenue in the late 1970s. The earliest listing for 752 is in 1921 when Clara Raabe, a widow and teacher, lived here.

39. 802 South Phillips Avenue

Built: 1885

This one-story rectangular pen with ell has a clapboard finish and a quartzite foundation under the rectangular pen. The ell appears to have been added at a later date.

Until the early 1900s, this property was owned by Artemus Gale, an early settler and major land speculator in Sioux Falls. Members of the Budgett family have lived in this house since 1902. William J. and Elizabeth Budgett were the first in the family to live here, and he was a merchant who later owned a furniture store. According to family tradition, this building originally was two school houses that were moved to the present site and connected.

40. 805 South Phillips Avenue

Built: 1919

A well maintained one-and-a-half story cottage, this clapboard-finished building has a prominent hipped dormer and rests on a quartzite foundation. The half-story overhangs the porch and is supported by delicate tapered pillars. Original first-story windows have leaded glass, and the front door features egg-and-dart molding around the glass panel.

Nora A. Frost was the first resident of this house, and in 1921 John and Daisey Johnson moved here. He was a sales agent at Adel Clay Products Company.

41. 812 South Phillips Avenue

Built: 1910

This two-story cube features a quartzite foundation and pyramidal roof. An attractive feature is the hipped dormer with diamond pane leading. A one-story enclosed porch extends across the front facade.

Henry and Mary J. Langendorfer were the first occupants of this house. He was a partner in Langendorfer and Odell, proprietors of the Hay Market Feed Store and Sioux Falls Water Distilling Company.

42. 818 South Phillips Avenue

Built: 1903

Large gambrel gables give this one-and-a-half story cottage a distinctive appearance. The front gable features an oculus while the two side gables

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have small Palladian windows. The building rests on a quartzite foundation and the first story is finished in clapboard. The interiors of the gables are shingled. A one-story enclosed porch extends across the front of the dwelling and the base of the porch is executed in randomly laid quartzite. This porch was added at a later date.

Until 1905, this property was owned by Artemus Gale, and in 1906, Josephine Fleischer, a widow, and Christian C. Fleischer, a dentist, purchased the property and lived here a number of years.

43. 834 South Phillips Avenue Built: 1906

One-and-a-half stories in height, this Dutch Colonial cottage features a gambrel dormer with semi-circular window on the front facades. Small Palladian windows animate the side gambrels. This dwelling has a quartzite foundation, and is finished in clapboard with shingles covering the gambrel areas. Distinctive features include diamond-patterned leading on some of the second story windows and a small bay on the southern facade. An enclosed one-story entrance porch is located at the front of the building.

Peter F. Gill, a clerk at Fantle Brothers department store, and wife, May, were the first to live in the house, and then in 1907 Frederick W. Sallet, proprietor of NACHRICHTEN HEROLD and wife, Elizabeth, moved here. In 1910 Frank and Josephine Neely became the residents of the house and lived here for several years. He was a foreman at the Haley and Lang Copmany. An addition was made and the building was converted to a duplex in 1946.

44. 900 South Phillips Avenue Built: 1900

Decorative features on this two-and-a-half story clapboard dwelling include a leaded glass living room window, dentils at the roofline of the one-story porch, and small brackets under the eaves of the house. The cornerboards have tiny Doric-inspired capitals, and two shingled gable dormers animate the roofline. This structure rests on a quartzite foundation, and a small, one-story bay extends from the south facade.

Artemus Gale owned this property until c. 1907, and then Daniel L. and Anna R. Billig purchased the property. He was a department manager at the Bee Hive Company.

45. 906 South Phillips Avenue Built: 1915

This two-and-a-half story stuccoed cube has a pyramidal roof and a quartzite foundation, and features hipped dormers at the roofline and a one-story bay at the southern facade. Across the front of the building there is a one-story enclosed porch.

Wirt H. and Harriet N. Allison were the first to live here. He was vice president of the Bee Hive Company.

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46. 928 South Phillips Avenue

Built: 1902

An unusual feature of this two-and-a-half story building is the curved corner window with an elaborately leaded transom. Two other windows also have ornate leading. Several gables and bays project from this Queen Anne-inspired dwelling, and this house also features several circular and arched windows. The building sits on a quartzite foundation and is finished with clapboard and shingles. The porch was modernized in 1973, and now has a concrete base and wrought iron porch supports.

From 1907 until 1955, the family of Marshall R. Brown lived here. He was a bookkeeper at Brown and Saenger, printers, and then became a manager at the Sioux Investment Company.

47. 1008 South Phillips Avenue

Built: 1903

This one-and-a-half story cottage with prominent front gabled dormer is of the same design as the house at 1000 South Phillips Avenue. This structure, however, has been modernized with aluminum siding and some of the original trim has been removed.

M. Russell owned this property until 1906 when West and Carrie Babcock purchased the house. West Babcock was an employee at the State Agent Mutual Benefit Life Insurance Company.

48. 1010-1012 South Phillips Avenue

Built: 1903

Capitaled and fluted pillars support the wrap around porch of this two-story house. This building has slightly irregular massing and features a gabled central pavillion, a quartzite foundation, and a one-story bay to the south. Asbestos siding covers the building, and part of the front porch was enclosed at a later date.

The original occupants of this house were William J. and Elizabeth Keating. He was a general agent at the Equitable Life Insurance Company, and the Keatings lived here until Otis L. and Martha A. Ross moved into the house in 1911.

49. 1015 South Phillips Avenue

Built: 1919

Finished in textured stucco, this one-story bungalow has a gable-within-a-gable at the front facade. Brackets support the gables, and rafters are exposed under the eaves. The interiors of the gables feature staggered butt shingles, and tapered pillars support the porch roof. Similar pillars form an interior divider between the living and dining rooms.

William Hinricks, treasurer at the Sioux Falls Coffee and Spice Company, and his wife, Grace, were the first to live in this bungalow.

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50. 1016 South Phillips Avenue

Built: 1903

Basically, this building is a one-and-a-half story cube with a hipped roof, but the numerous projections give this clapboard structure a more animated appearance. Prominent gabled dormers project from three facades and are finished with shingles, and a bay extends to the south. An attractive feature of this building is the front porch which is supported with slender columns and has lattice work at the balustrade. This building sits on a quartzite foundation, and a two-story wing has been added to the rear of this dwelling.

While F. I. and M. Russell payed the taxes on this property until 1906. George E. and Allice Hill were residents in this house from 1903 and began paying the taxes in 1906. George Hill was a travelling agent.

51. 1022 South Phillips Avenue

Built: 1903

Shingles and clapboard finish this two-and-a-half story Queen Anne-inspired house. Interesting features on the front facade include three arched windows, a small two-story projecting bay, and a modified gambrel gable. The attic story of the building protrudes from the main mass and is supported by small brackets, and the structure has a quartzite foundation. The front porch has been modernized with wrought iron supports and a brick foundation.

The earliest owners of this property were F. I. and M. Russell, and then from 1906 until 1915, George Fox, a photographer, and his wife, Libby, lived here. George Fox served Sioux Falls as a photographer from c. 1890 until his retirement in 1937.

52. 1103 South Phillips Avenue

Built: 1907

Unusual architectural motifs ornament this two-and-a-half story clapboard building with gabled dormer. The first-story porch features massive tapered columns and curved balustrades. The roof of the porch also has a balustrade, and both the porch and main rooflines have fret band trim. A two-story projection on the south facade houses the staircase and is decorated with patterned wooden strips with trefoil arch insets. This building has a quartzite foundation.

This was the residence of Thomas H. and Mary Brown. He was president and treasurer of the Sioux Investment Company.

53. 1203 South Phillips Avenue

Built: 1916

A well-maintained, two-and-a-half story cube, this building has a brick foundation, clapboard finish, and pyramidal roof with gabled dormer. The first-story porch has decorated pillars, and there is a one-story bay at the southern facade.

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John T. and Cora B. McKee were the first to live in this house. He is not listed as having an occupation.

54. 1207 South Phillips Avenue Built: 1916

A gabled rectangular pen in form, this one-and-a-half story cottage has a molded concrete foundation, clapboard finish, and shingles and brackets at the gables. There is an enclosed entrance porch at the front facade.

Although tax assessment records show that this house was built in 1916, the first city directory listing is in 1925 when Nathan Koplow of Koplow Brothers and his wife, Goldie, lived here.

55. 1211 South Phillips Avenue Built: 1923

Of the same design as 1203 South Phillips Avenue, this two-and-a-half story cube is finished in clapboard and has a gabled dormer.

Samuel C. and Bertha A. Sletten were the first to live here. He was an insurance agent.

56. 1212 South Phillips Avenue Built: 1931

This two-and-a-half story frame Colonial has weatherboard siding and a gabled roof. The central entrance has sidelights and fluted pilasters on either side. Shutters and awnings adorn the windows.

Robert J. Meldrum, a salesman for the WZ Sharp Electric Copmany, was the first resident of this house.

57. 1301 South Phillips Avenue Built: 1915

Textured shingles, exposed rafters and brackets at the roofline, a shingled roof and a low, sweeping form give this one-and-a-half story rectangular pen a "Swiss chalet" appearance. The dwelling is decorated with ornately leaded and beveled windows, and the window at the peak of the front gable features a shed roof and tiny pseudo balcony. Originally finished in clapboard, the first story now features wide, natural wood siding which was added a few years ago.

Emil C. and Annie Goecke were the first residents of this house. He was a clerk at the County Auditor's Office at the County Courthouse. From 1903 until 1907, The Goeckes lived across the street at 1306 South Phillips Avenue, and from 1912 until 1915 they lived at 721 South Phillips Avenue.

58. 1306 South Phillips Avenue Built: 1890

This one-and-a-half story cube cottage has a quartzite foundation, clapboard siding and a hipped dormer. The pyramidal roof features a central chimney. Several smaller cubed projections, probably original, extend to the rear of the house.

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From 1903 until c. 1907, this was the home of Emil C. Goecke, a laborer, and his wife, Annie. This building may have been used as servants' quarters for the house next door at 105 East 21st Street.

59. 1308-1310 South Phillips Avenue Built: 1916

This two-and-a-half story duplex has a pyramidal roof with hipped dormers. The first story is executed in clapboard and the second-story enclosed front sunrooms and dormers are finished in shingle. The building sits on a molded concrete foundation.

Paul and Geneva Yerxa and John and Madge Ritter were the first occupants of this duplex. Both men were travelling agents.

60. 1312 South Phillips Avenue Built: 1915

Finished in clapboard, this two-story dwelling has an open one-story porch across the front facade, and features a two-story bay surmounted by a gabled dormer.

John J. Fitzgerald, a trucker for the Chicago, Minneapolis and St. Paul Railway, and his wife, Lyda, were the first to live here.

61. 1314 South Phillips Avenue Built: 1918

A two-story cube with pyramidal roof, this dwelling has a brick watertable and is finished in stucco. The pedimented central entrance has classically-inspired ornamentation and a one-story sunroom extends to the south of the house.

Joseph and Alice Scallan were the first to live here. He was assistant secretary to the Western Surety Company.

62. 1316 South Phillips Avenue Built: 1918

This two-story gabled house has a brick foundation and is finished in stucco. The entrance is surmounted by a bracketed hood, and a one-story bay with pent roof also highlights the main facade. There is a one-story wing to the south of this house.

William and Marie West were the first to live here. He was with West and Company, and was the District Deputy Head Consul for the Modern Woodmen of America.

63. 606 South First Avenue Built: 1905

This one-and-a-half story cottage has a quartzite foundation and a clapboard finish. The front facade is dominated by a large gable, and a one-story porch with Doric columns and dentils at the roofline extends across the front of the building. The living room window has beveled and leaded glass, and gabled dormers animate the side facades.

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L. L. Baker, not a resident of Sioux Falls, was the first owner of this property, and then in c. 1908, Julius Pankow purchased this house. From 1909 until 1932, this was the home of William S. and Lizzie Kinkade. Over the years, William Kinkade held numerous occupations, including farmer, pawnbroker and auctioneer, horticulturalist, and finally second-hand furniture dealer and proprietor of the Furniture Exchange.

64. 610 South First Avenue Built: 1905

This building is of the same pattern as its neighbor at 606 South First Avenue; however, this building has a wooden shingle roof and is in poor repair.

This property also was owned by L. L. Baker and then by Julius Pankow. In 1908 James O. Coombe, manager of W. H. Dickenson and Company, grain commission, rented this house.

65. 613 South First Avenue Built: 1911

Attractive features of this one-and-a-half story bungalow include the main hipped dormer, which is ornamented with exposed rafters, the bracketed front porch pillars, and the elaborately leaded glass of the first-story windows and main entrance. The building has a molded concrete foundation, and is finished in clapboard with shingles at the dormers.

William J. Urwin, co-owner of Pederson and Co., a saloon, was the first resident of this dwelling.

66. 620 South First Avenue Built: 1886

A two-story rectangular pen with ell, this dwelling has been finished in asbestos siding and the front porch has been enclosed. The interior, however, is quite intact and features oak woodwork, ceiling moldings, early fixtures in the dining and living rooms, and much leaded glass is used throughout.

T. A. Anderson was the first owner of the property, and by 1890 an M. Butterfield had purchased the house. From 1897 until the 1960s, members of the Toohey family lived here. Patrick J. Toohey was proprietor of the Pioneer Saloon.

67. 622 South First Avenue Built: 1880

This two-and-a-half story Queen Anne features a modified corner turret, projecting bays, and Eastlake-inspired woodwork at the front porch and gables. The building has been finished in stucco.

From the 1880s until 1909, John W. Hutchinson lived here, and he was involved in real estate. Harry T. Parmley and wife, Maude, then lived here until the 1930s. He was a well-known local businessman. In 1878 he and his brother Russell opened a fuel business. When Russell moved to California in 1903, Harry became manager and turned the business into a lumber company that continued

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to operate until 1980. Harry Parmley also served on the state legislature from 1900 until 1901, and was warden of the South Dakota State Penitentiary from 1903 until 1912. He was responsible for initiating the practice of having inmates manufacture shirts and twine at the prison in order to save the state money.

68. 703 South First Avenue Built: 1914

This simple two-and-a-half story pyramidal roofed cube has a molded concrete foundation and is finished in clapboard. Plain pillars support the one-story porch, and cornerboards ornament the main building and hipped dormer. The cornerboards have small capitals, and there is a leaded glass transom over the living room window.

The first residents of this house were Albert L. and Mary Wright. He was a photographer.

69. 705 South First Avenue Built: 1912

A clapboard one-and-a-half story rectangular pen, this building has a quartzite foundation. The half-story overhangs the first to create an open porch, and this porch is supported by pillars. An attractive feature is the large first-story window with stained glass panel. Exposed rafters line the front gable.

David S. and Sarah E. Guinter were the first to live in this house, and he was a physician.

70. 711-713 South First Avenue Built: 1915

Resting on a molded concrete foundation, this two-story duplex is finished in clapboard. It has a pyramidal roof, and dentils decorate the porch and main rooflines. This building has two enclosed front sunrooms, and the front doors feature beveled glass windows.

Edwin J. and Grace Williams were the first to live in 711 South First Avenue. He sold popcorn at the corner of Phillips Avenue and 10th Street.

71. 714 South First Avenue Built: 1902

This one-and-a-half story gable-fronted cottage has a quartzite foundation and is finished in clapboard. A one-story front porch is supported by simple Doric columns, and the side facades feature gambrel dormers.

The first owner of this property was Emma C. Mayne, not a resident of Sioux Falls, who also owned the adjacent property at 714 South First Avenue. From 1907 until 1911, this was the home of Arthur Jordan of Jordan and Jordan Millwork, and then until the mid-1930s, Francis D. Wilson, a Morrells employee, lived here. In the early 1940s, the second floor was converted to an apartment with a separate entrance.

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72. 715 South First Avenue

Built: 1915

This bungalow features a triple gable within a gable front facade, brackets in the gables, leaded windows, front porch steps of colorful rubble-laid stonework, and the building has been finished in aluminum siding. An attractive feature is the four foot quartzite retaining wall which surrounds this and the two properties to the south. The interior of this bungalow has several notable features, including built-in oak cabinets with leaded glass doors, a fireplace constructed of Black Hills rock, a rock garden with fountain in the enclosed front porch, and a sunken rock garden in the backyard.

Bessie Quigley, widow of Thomas, was the first to live in this house.

73. 717 South First Avenue

Built: 1917

Staggered butt shingles decorate this one-and-a-half story rectangular pen. The front gable features stick decorations, and there are exposed rafters under the eaves. A four foot quartzite retaining wall contributes to the character of this property.

The first residents of this house were Edwin T. Edwards, a barber, and his wife, Clara.

74. 718 South First Avenue

Built: 1910

Clapboard and shingles finish this two-and-a-half story gabled house. A first-story porch extends across the front facade and is supported by a combination of molded pillars and Doric columns. Dentils along the porch roofline and a balustrade enliven this structure. The main roof features brackets and exposed rafters.

The president and treasurer of Sioux Falls Mutual Insurance Company, Zenas A. Hazard, and his wife, La Una, were the first to live in this dwelling.

75. 720 South First Avenue

Built: 1890

This tiny one-and-a-half story cottage rests on a randomly laid quartzite foundation. The original building is a rectangular pen, and there are two shed roof additions to the rear. The shingled and gabled front porch was added at a later date, and the interior of the building has been remodeled.

From 1890 until 1906 Erick Swenson owned this property, but he is only listed as living here in 1900. The next owner was Mary J. Lunn who did not reside here either, and then from 1910 until 1911 Howard and Halcyon Gibson lived here. He was a bartender.

76. 801-803 South First Avenue

Built: 1905

This two-story brick building is gabled and features arched windows surmounted by two rows of header brickwork. A second front door was added at a later date, and

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the gabled entrance porch also does not appear to be original.

Artemus Gale was the first owner of this house, and then in 1908, Fred and Sena Ward purchased this property and lived here until 1914. He was a letter carrier.

77. 808 South First Avenue Built: 1900

A one-story cube with pyramidal roof and central chimney, this cottage has a screened-in front porch and a shed roofed addition to the rear. The building is finished in clapboard, has a plastered quartzite foundation, and the roof is of wooden shingles.

From 1900 until c. 1910, J. H. Sherwood owned but did not live in this house. In 1911, Charles L. and Anna Phillips lived here. He was a hackman. From city directory listings it appears that in 1934 the street number of this house was changed from 802 to 808 South First Avenue.

78. 821 South First Avenue Built: 1916

An unusual feature of this two-and-a-half story clapboard cube is the first-story bay window on the front facade. There is also a two-story bay on the southern facade. The building has a quartzite foundation, and the open first-story porch is supported by pillars.

Frank L. and Lillian Jones were the first to live here. He was with the Jones Hardware Store.

79. 826 South First Avenue Built: 1913

Finished in clapboards with cornerboards, this two-and-a-half story cottage has a pyramidal roof with hipped dormers. The dwelling rests on a quartzite foundation, and a one-story porch extends across the first story of the front facade. This porch is supported by pillars and is surmounted by a balustrade.

Tore Teigen, a lawyer at the Minnehaha building, and his wife, Lulu, were the first to live here.

80. 828 South First Avenue Built: 1913

Like its neighbor at 826 South First Avenue, this residence is a two-and-a-half story clapboarded cube with pyramidal roof, hipped dormer, and quartzite foundation; however, this building has an enclosed front porch and does not feature a balustrade on the porch roof.

Although tax assessment records indicate that this building was constructed in 1913, the city directory shows that in 1911, Randy Teigen, widow of Sevjorn, lived here and Regina Teigen, a teacher and later supervisor of art at the public schools, boarded here.

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81. 829 South First Avenue

Built: 1914

This one-and-a-half story cottage has a splayed roofline and a prominent hipped dormer. Attractive features of this building include the brackets inside the main gable and under a projecting window, exposed rafters, and a quartzite foundation. The front porch has been enclosed, and the building now features aluminum siding.

Although tax assessment records indicate this building was constructed in 1914, city directories list James Cooley, a policeman, and his wife, Julia, living here from 1912 until 1928.

82. 831 South First Avenue

Built: 1922

Builder: Peter Lynum

Basically a two-story cube with pyramidal roof and central chimney, this house is made more distinctive by its combination of a brick first story and clapboard second story. A wrap-around porch with enclosed sunroom adds to the character of this building, as does the use of diamond-paned windows.

Built by Peter Lynum, a contractor who constructed several hundred homes in Sioux Falls before his death in 1925, this home is still occupied by his daughter. Behind the house is his workshop, a rectangular pen with shed and garage additions. Lynum worked out of this building and made windows for the houses he constructed.

83. 911 South First Avenue

Built: 1932

Georgian Revival is the derivation of this simple, two-story house. This dwelling is of brick construction and features large 8/8 windows, and a central entrance with fluted pilasters and a cornice.

This home was built for Samuel and Linda Haggard of K. A. Haggard and Brothers, grocers.

84. 912 South First Avenue

Built: 1916

Two-and-a-half stories in height, this gable-fronted dwelling has a quartzite foundation and is finished in clapboard with fishscale shingles lining the gable ends. An open one-story porch extends across the front facade and is supported by pillars and has dentils at the roofline. A simple semi-circular arched window is located at the peak of the main gable.

Henry Donnelly, clerk at the Queen City Cigar Store, was the first resident of this dwelling.

85. 914 South First Avenue

Built: 1916

This building is virtually the same as its neighbor at 912 South First Avenue,

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but this dwelling has a molded concrete foundation, the front porch has been screened, and the second-story windows have shutters.

Jens Anderson and his wife, Maren, were this building's earliest residents. He is not listed as having an occupation.

86. 916 South First Avenue Built: 1915

Resting on a quartzite foundation, this one-and-a-half story clapboard cottage has a prominent gabled dormer. The gabled section is lined with fishscale shingles and features a semicircular arch window. In front of the gable there is a small, balustraded balcony. The gable extends over the first-story porch, and this porch has pillars and dentils.

Knudt and Anna Husebow were the first to live here, and he was a carpenter.

87. 918 South First Avenue Built: 1917

Two-and-a-half stories in height, this building has a quartzite foundation and is finished in clapboard. Shingles line the interiors of the main and porch gables, and brackets also decorate these gables.

Lars and Alida C. Johnson were the earliest residents of this house. He was a carpenter and in 1926 built another small house behind this building. The Johnsons lived in the cottage and rented out the larger house for 20 years.

918½ South First Avenue Built: 1926

This one-and-a-half story gabled cottage is finished in clapboard.

88. 930 South First Avenue Built: 1915

Finished in clapboard, this two-and-a-half story building has a molded concrete foundation and a pyramidal roof with shed dormer. An unusual feature is the two-story porch which extends across the southern facade. The porch fits into the pitch of the pyramidal roof, and the open first story contains the main entrance.

George R. and Ruth Barnett lived here. He was a solicitor at Knowles, Dwight, and Toohey, fire insurance.

89. 1002 South First Avenue Built: 1900

Irregular massing and the use of fishscale and staggered butt shingles in the gables give this two-and-a-half story building an animated appearance. Resting on a quartzite foundation, this building is finished in clapboard. Numerous gables and different roof pitches contribute to the character of this dwelling.

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Peter C. Ellingson, a partner in Ellingson Brothers, bicycle and novelty repair shop, lived in this house from its construction until the 1920s, and his wife, Hannah, lived here until 1954.

90. 1005 South First Avenue Built: 1903

A one-and-a-half story building, this cottage features a prominent front gable and has gambrel dormers on the side facades. The simple structure is finished in clapboard and has an enclosed front porch.

F. I. and M. Russell were the earliest owners of this house, and in 1912 William and Carmen Shephard lived here. He was a traveling agent.

91. 1008 South First Avenue Built: 1885

This two-story residence is finished in shingles and has irregular massing. The front facade features a large gabled dormer and an enclosed one-story porch. The southern facade has a small gable-within-a-gable, and a one-story addition extends to the rear.

In 1885 and 1886, the owner of this property was J. M. Neil, an artist, and by 1890 Lyman T. Dunning of Dunning and Chase, drugs, paints, oils and glass, owned this property but did not live here. In c. 1900 David and Amelia Jacobson moved to this house along with Carrie Jacobson, a dressmaker. David was a clerk at Fantle Brothers department store. In 1941 this building was converted to a duplex.

92. 1009 South First Avenue Built: 1903

This one-and-a-half story gabled cottage rests on a quartzite foundation and is finished in clapboard. The gable extends over a first-story open porch, and the living room window has a leaded glass transom.

Until c. 1909, F. I. and M. Russell were the owners of this house. The Russells originally owned all of the houses on the west side of the 1000 block of South First Avenue. All of these houses were constructed in 1903, and all are variations on the same one-and-a-half story gabled cottage pattern. In 1910, Paul Hanson, a traveling agent for the Sandwich Manufacturing Company, and his wife, Mary, moved here.

93. 1018-1020 South First Avenue Built: 1916

This two-story duplex sits on a molded concrete foundation and is finished in clapboard. The building has a hipped roof, and an attractive feature of this building is the open one-story porch which extends across the front facade and which has a pediment over the two front entrances.

The manager of the Queen City Cigar Store, William L. Swenson, wife, Mary, and Odean Hareid, deputy clerk of courts, and wife, Ella, were the first residents of this duplex.

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94. 1019 South First Avenue

Built: 1903

This one-and-a-half story cottage has a quartzite foundation and clapboard finish. The gable extends over an open first-story porch which features tapered pillar supports. Leaded transoms highlight the first-story windows, and the side facades feature gabled dormers.

The earliest owners of this house were F. I. and M. Russell. In c. 1907, William A. Cornell, the city auditor, and wife, Bertha, moved here.

95. 1021 South First Avenue

Built: 1903

Finished in clapboard, this gabled one-and-a-half story cottage has an enclosed front porch. Two regular windows and two lancet-like windows are located in the front gable. Side facades feature gabled dormers which overhang the first story and are supported by brackets.

F. I. and M. Russell owned this property until c. 1907, when Albert F. and Nora E. Pitcher purchased the house. Albert Pitcher was an agent with the Chicago, Rock Island and Pacific Railroad, and they lived here until 1915 when they moved to 1113 South Second Avenue.

96. 1100 South First Avenue

Built: 1922

Elements of the Prairie School can be seen in this two-story dwelling. Stretchers surround the windows and central front entrance, and the building is executed in running bond brick. The pyramidal front entrance hood is supported by brackets and creates a clear delineation between first and second stories. A two-story wing extends to the south, and the main building is topped with a pyramidal roof with broad eaves.

This residence was home to William R. and Clara Larson. He was president of the W. R. Larson Construction Company.

97. 1112 South First Avenue

Built: 1922

As with the dwelling to the north, this two-story cube with splayed pyramidal roof features some Prairie School elements. The first story is finished in running bond brushed brick, and stretchers surround the windows. A one-story brick sunroom extends from the front, and a two-story ell is to the south. The second story is finished in stucco.

Martin and Elizabeth Wirsing were the first to live here. He served as district superintendent for the Standard Oil Company.

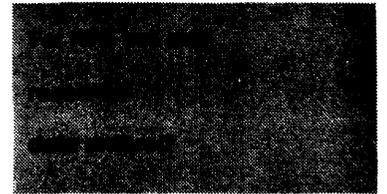
98. 1114 South First Avenue

Built: 1900

Clapboard and shingles finish this two-story gabled house. The gable and all original first and second story windows are decorated with dentils. Side facades

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have gabled dormers and projecting bays. The one-story entranceway is not original.

V. L. Polk was the first owner of this house, but he is not listed as living in Sioux Falls. In c. 1903, Mark D. and Eva Scott moved to this house. He was publisher of the Sioux Falls Journal and they lived here until the 1930s. During the 1950s the building was converted to a duplex, and then in the late 1970s, the building was changed back to a single family residence.

99. 1215 South First Avenue Built: 1936

Tudor Revival is the derivation of this two-and-a-half story house. The building is finished in textured stucco and features pseudo half-timbering at the gables. An arched and recessed entranceway and a first-story bay window add to the character of this building.

This house was built for Claude W. and Pearl Thompson. Thompson was co-owner of the Thompson-Knott Motor Company, which was the first Dodge distributor and later became the local Ford dealer. The Thompsons previously had lived next door at 114 East 21st Street.

100. 1220 South First Avenue Built: 1913

Although this two-and-a-half story cube with pyramidal roof has been finished in asbestos siding, it still retains a number of its original decorative features. The first-story windows have leaded transoms, and a one-story porch across the front facade is supported by Doric columns and decorative trim at its roofline. The front gabled dormer window features multi-paned windows, and its pediment is supported by brackets and is decorated with a sunburst carving. A one-story wing extends to the rear of the building.

While tax assessment records indicate that this building was constructed in 1913, city directories list Oliver S. and Ruth W. Pendar as living here from 1907 until 1919. Oliver Pendar was a clerk at the U.S. Court Federal Building.

101. 1100 South Second Avenue Built: 1919

A combination of brick, stucco and wood enliven this one-and-a-half story bungalow. The foundation and porch base are executed in running bond brick, and stucco finishes the remainder of the building. Stick ornamentation ornaments the gable ends. On the front facade there is a large shed gable. A one-story pent roofed gable extends to the south, and the front porch is enclosed.

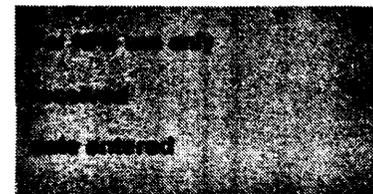
Soren J. Biscard, a contractor, lived here with his wife, Belle. Louis and May Jacobs also lived here, and he was a cashier at the Commercial and Savings Bank.

102. 1109 South Second Avenue Built: 1916

This two-and-a-half story gabled house has a brick foundation and is finished in clapboard. The interiors of the main and porch roof gables are finished in

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staggered butt shingles, and there are exposed rafters under the eaves. The front porch is enclosed.

Roger C. and Pearl Mills were the first to live here. He was vice president and superintendent of Sioux Falls Traction System.

103. 1111 South Second Avenue Built: 1915

A two-and-a-half story cube in form, the first story of this building is finished in clapboard and the second in shingle. The pyramidal roof features a hipped dormer and pillars with modified Doric capitals divide the enclosed porch.

The president of Brown Hardware Company, Lester R. Brown and his wife, Edna, were the first to live here.

104. 1112 South Second Avenue Built: 1919

Finished in stucco, this one-and-a-half story bungalow has a brick foundation. The front facade has an enclosed porch with a gabled and bracketed roof, and brackets ornament the side gables and the shed dormer.

Raymond P. and Jerushia R. Hanson were the first to live here. He was a dentist.

105. 1113 South Second Avenue Built: 1915

This one-and-a-half story bungalow has a molded concrete foundation and clapboard finish. The shed dormers and side gables of the main building feature large brackets. This building also has an enclosed front porch.

Nora E. and Albert F. Pilcher were the first residents of this bungalow. He was an agent with the Chicago, Rock Island and Pacific Railway. They moved here from 1201 South First Avenue.

106. 1117 South Second Avenue Built: 1888

Finished in stucco, this building has irregular massing and several gables. The front entrance has a bracketed hood, and there is a gable-roofed side entrance.

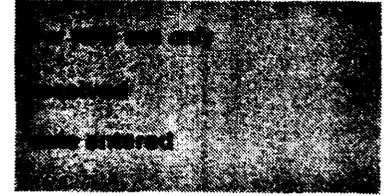
Malcolm Jameson of Jameson Brothers and Green, real estate, lived here until c. 1894 when Christian G. Leyse purchased the house. In 1894 Leyse was a cashier for the Central Banking and Trust Company, and by 1900 he was secretary of the Co-Operative Savings and Loan Association. In 1940 his widow, Genett Leyse, converted the house the apartments. They are still apartments today.

107. 1122 South Second Avenue Built: 1913

This two-and-a-half story residence is finished in clapboard and has shingles in the gables. The building has three bays and the central entrance features

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classically-derived trim. A two-story enclosed sunporch extends to the south, and the roof of the main building has a hipped gable.

James P. and Sarah Adams were the earliest residents. He was with Brown and Saenger, printers, and also served as the president of the Girton-Adams Ice Company.

108. 1201 South Second Avenue Built: 1921

Sitting on a brick foundation, this two-and-a-half story cube has a pyramidal roof with hipped dormer. The first story is executed in clapboard and the stucco and wood trimmed second story gives this building a Prairie School flavor. An enclosed one-story porch extends across the front facade. This porch has a front gable, the interior of which is done in stucco and wood and features brackets.

Although tax assessment records indicate that this dwelling was built in 1921, the earliest city directory listing was 1924 when Charles C. and Lula Bichel lived here. He was chief clerk for the Chicago, Rock Island and Pacific Railway.

109. 1203 South Second Avenue Built: 1923

This one-and-a-half story building has a prominent shed gable and rests on a quartzite foundation. The first story is finished in clapboard, and the ends of the gables are executed in stucco with stick ornamentation. An attractive feature is the open front porch with arched openings.

Ada, widow of John Hobson, was the first to live here.

110. 1207 South Second Avenue Built: 1912

Finished in wooden shingles, this two-and-a-half story house has a small shed dormer. Exposed rafters and brackets animate the roofline, and an enclosed one-story porch extends across the front facade.

Howard and Vera Kingsbury were the first to live here. He was a traveling auditor with the John W. Tuthill Lumber Company.

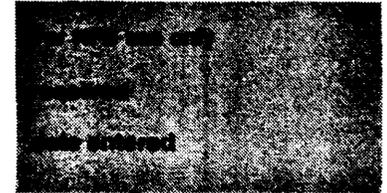
111. 1220 South Second Avenue Built: 1916

This dwelling is a two-story rectangular pen with ell, and a one-story sunroom extends to the south. The building is finished in shingles, and a combination of stick and shingle lines the gables. The front entrance hood is supported by brackets.

C. H. Sigler was the first occupant, and he was not listed in the city directory as having an occupation. In 1918 Clarence C. Caldwell of Caldwell and Caldwell, lawyers, moved here. The Caldwells lived here until 1926 when Albert and Nettie McWayne moved here. Albert McWayne was a partner in the architectural firm of Perkins and McWayne, and members of the McWayne family lived here until the 1970s.

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112. 1000 South Third Avenue

Built: 1905

A one-story screened porch extends across the front of this one-and-a-half story gabled cottage. The dwelling is finished in clapboard and has a quartzite foundation. Above the living room window is a leaded transom, and there is a gabled dormer on the northern facade.

In 1909, Louis O. and Gurene Haugan moved here. He was a foreman at the Sioux Falls Fuel Company.

113. 1001 South Third Avenue

Built: 1913

On a quartzite foundation, this one-and-a-half story gabled cottage features side gabled dormers. The first story is finished in clapboard, and the end of the gable is executed in shingle and has a Palladian-inspired window. An open one-story porch highlights the front facade.

Frank H. and Donna Weatherwax lived here. He was president of F. H. Weatherwax Clothing Store, a company he founded in 1909. That company is still in business today as Weatherwax Men's Wear. The Weatherwaxes lived here until 1916 when they moved to their new home at 326 East 21st Street.

114. 1003 South Third Avenue

Built: 1915

This one-and-a-half story gabled cottage sits on a molded concrete foundation and has shingled shed dormers. The building is finished in clapboard, has a one-story open front porch, and features a leaded glass transom above the living room window.

Emma P. and Berton S. Van Slyke were the first occupants of this house. He was a traveling agent.

115. 1008 South Third Avenue

Built: 1912

Clapboard finishes this one-and-a-half story gabled cottage. The end gables and gabled dormers are slightly splayed at the base, and a one-story porch supported by pillars extends across the front facade. This building has a leaded transom over the living room window, and the front door features an oval glass pane with carved trim. The building sits on a quartzite foundation.

Mary, widow of Anthony DeNoma, was the first to live here.

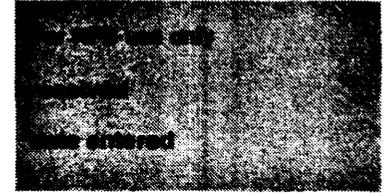
116. 1010 South Third Avenue

Built: 1890

This one-story cube cottage is finished in clapboard and has a hipped roof. The foundation is of quartzite, and two one-story additions extend to the rear of the building. A northern bay window was added at a later date.

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The first owner of this property was E. Engleson, and by 1895 George Schaetzel, a resident of Beresford, South Dakota, and a member of Jacob Schaetzel, Senior, Sons and Company, proprietors of the German bank, owned this property. In c. 1899, William Kennon, of no listed occupation, purchased the house and his wife Anna, lived here until the 1920s.

117. 1011 South Third Avenue Built: 1914

An open porch extends across the front of this one-and-a-half story clapboard cottage. This dwelling rests on a quartzite foundation and has a front gable with a three-part window. The living room window has a leaded transom, and the side facades feature gabled dormers.

The first residents of this dwelling were Everett B. and Selma M. Winter, and he was a salesman.

118. 1017 South Third Avenue Built: 1916

This one-and-a-half story bungalow has a clapboard first story and shingled gable ends and shed dormers. The roofline features brackets and exposed rafters, and the building sits on a molded concrete foundation. The open front porch is supported by massive tapered pillars.

John M. and Anna Reinke were the first to live here. He is not listed as having an occupation.

119. 1019 South Third Avenue Built: 1915

Resting on a quartzite foundation, this two-and-a-half story cube is finished in clapboard, has a pyramidal roof with hipped dormer, and features a one-story porch across the front facade. The dormer is finished in shingle, and tapered pillars support the porch roof.

Henry Carlson, a contractor, and his wife, Anna, were the first residents of this house.

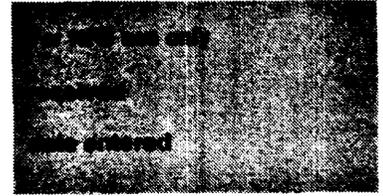
120. 1020 South Third Avenue Built: 1919

This gabled one-and-a-half story cottage is finished in a combination of clapboard and staggered butt shingles, and has brackets at the roofline. This building sits on a molded concrete foundation.

While tax assessment records indicate that this building was constructed in 1919, the first city directory listing was in 1932, when Nels N. Oie, a contractor, and his wife, Olga, lived there.

121. 1201 South Third Avenue Built: 1920

Finished in stucco, this one-and-a-half story cottage has a jerkinhead gable on the front facade, and pseudo half timbered gabled dormers on the north facade. A shed roof hood surmounts the entrance and is supported by brackets.

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The secretary and manager of Wilson-Barber Auto Company, William Wilson, and his wife, Ethel, were the first occupants of this house.

122. 1206 South Third Avenue Built: 1920

Stucco finishes the first story of this bungalow, and the gable ends are executed in scalloped shingles. The dwelling features a shingled shed dormer on the main facade and a shed roofed bay on the southern facade. An enclosed porch across the front facade and exposed rafters and brackets at the roofline contribute to the character of this bungalow.

Soren J. and Belle Biscard were the first to live here. He was a contractor.

123. 1207 South Third Avenue Built: 1914

The first story of this two-and-a-half story cube is finished in clapboard, and the second story and the end of the large gabled dormer are of shingle. There is a screened porch across the front of the building. A bay animates the northern facade, and there is a semi-circular arch window at the southern facade.

The first residents of this dwelling were Charles V. and Cora E. Caldwell. He was with Morris and Caldwell, attorneys, and was County Attorney at the Court House.

124. 1101 South Fourth Avenue Built: 1915

This two-story rectangular pen is finished in clapboard and has shingles and brackets at the gable ends. The front facade features an open one-story porch with pillar supports, and large first and second story windows with leaded glass transoms. The second-story window features a bracketed pent roof, and side facades have small gables and a bay. Beamed ceilings and a wooden divider between living and dining rooms contribute to the character of the interior of this house.

The first residents of this house were Ralph F. and M. Marie Johnston. He was a department manager at the Bee Hive Company.

125. 1113 South Fourth Avenue Built: 1915

This one-and-a-half story rectangular pen has been finished in shingle and has stucco with wooden trim at the gable ends. The main facade is enlivened with a bay projection, and an enclosed front porch has a stone base. The porch roof is supported by tapered pillars.

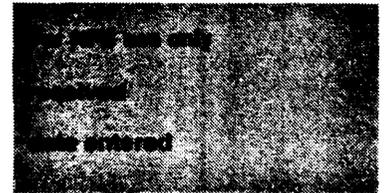
Willard and Edna Doty were the first to live here, and he was a traveling agent.

126. 1200 South Fourth Avenue Built: 1922

This clapboard one-and-a-half story cube has a pyramidal roof with hipped dormer. There is an enclosed sunroom at the front facade, and a one-story bay extends to the north. The building rests on a running bond brick foundation, and the rails to the front porch are of the same design.

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Homer and MaeBelle Johnson, Jr. were the first to live here. He was president of the Homer W. Johnson Company, real estate and farm loans.

127. 1204 South Fourth Avenue Built: 1915

Two-and-a-half stories in height, this rectangular pen has been finished in non-original siding and has shingles and brackets at the gable ends. The living room window has a leaded glass transom, and the open one-story porch is supported by pillars.

Edwin R. Winans, a lawyer, and his wife, Maude, were the first occupants of this house.

128. 1205 South Fourth Avenue Built: 1918

This two-and-a-half story gable roofed dwelling has a gabled dormer on the main facade. The central entrance has sidelights, and is surmounted by a bracketed gabled hood. This hood is ornamented with staggered butt shingles and dentils. The sides of the hood extend out to form pent roofs over the two main first-story windows. The building features exposed rafters and is finished in aluminum siding.

Lester R. Brown, president of Brown-White Hardware Company, was the first occupant of this house. In 1930, Adolf Graff of Graff Motor Supply bought the house.

129. 315 East 18th Street Built: 1916

Clapboard and shingle finish this one-and-a-half story bungalow. The building sits on a molded concrete foundation, and decorative exposed rafters and brackets highlight the roofline. There is a large shed dormer at the front facade, and tapered pillars support the attic overhang.

George and Maude E. Napier were the first to live here, and he was an auditor.

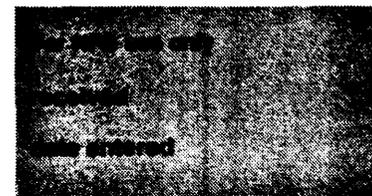
130. Louis Caillie House Built: 1898
103 East 19th Street

Two-and-a-half stories in height, this Queen Anne house rests on a quartzite foundation and has been finished in asbestos siding. Queen Anne features include irregular massing, a hexagonal corner turret, and Palladian windows, projecting bays, and multiple gables at the roofline.

For close to fifty years this was the home of Louis Caillie. A Sioux Falls realtor, Caille played a role in state history for he was commissioned to write in longhand the South Dakota Constitution for the Constitutional Convention. Ida Caillie Mathers, his daughter, bequeathed the Caillie Room to the Sioux Falls public library. This room contains historical information on Sioux Falls and South Dakota.

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131. 204 East 19th Street

Built: 1919

Finished in stucco, this one-and-a-half story gabled house features a bracketed semi-circular arch entrance hood. A one-story sunroom with ornamental rafters extends from the front facade, and the interior of the main gable is finished in a textured diamond pattern.

Louis, Neva and Fern Hetland were the first to live here, and he is not listed as having an occupation.

132. 302 East 19th Street

Built: 1915

This two-and-a-half story cottage is finished in clapboard and rests on a molded concrete roof with shed dormer, and the windows have long, vertical lights. Tapered pillars support the first-story porch.

Michael J. and Martha Aslin of Aslin Brothers, proprietors of Gardinier Livery Barn, were the initial residents of this dwelling.

133. 304 East 19th Street

Built: 1916

This two-and-a-half story cube is of the same design as 302 East 19th Street, but this house has an enclosed front porch.

John and Mary Aslin of Aslin Brothers lived here.

134. 311 East 19th Street

Built: 1916

A one-and-a-half story bungalow, this building is finished in clapboard. The gable ends and bracketed shed dormers are executed in shingle.

George Mishler, a driver for the Artificial Ice Company, and his wife, Sena, were the first to live in this bungalow.

135. 312 East 19th Street

Built: 1914

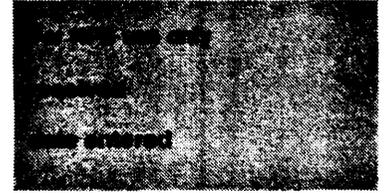
Clapboard finishes this one-and-a-half story gabled cottage. The building rests on a quartzite foundation, and a one-story porch extends across the front facade. Interesting features include the leaded glass transom over the living room window, leaded glass in the gabled dormer windows, and brackets and exposed rafters at the roofline.

Timothy J. and Mary Crowley were the first residents of this house, and he was not listed as having an occupation.

136. 415 East 19th Street

Built: 1915

A rectangular pen in form, this one-and-a-half story building is finished in clapboard. The front facade features a bracketed gable-within-a-gable, and the

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gable ends are executed in shingle. The front porch is enclosed, and the building sits on a molded concrete foundation.

Albert E. and Elvina M. Nelson were the first to live here, and he was not listed as having an occupation.

137. 108 East 20th Street Built: 1903

This two-and-a-half story dwelling is finished in clapboard at the first story and shingle at the second story and gable ends. Interesting features include the open one-story porch which is supported by modified Doric columns and has a balustrade on its roof, the front bay window with leaded transoms, and the bays projecting from the side facades.

Herman L. and Edith M. Stuebing were the first owners of this house. He was a bookkeeper with the Bee Hive Company and during the 1920s became treasurer of the Freese-Rohde Company, a department store. The Stuebings lived in this house until the 1930s.

138. 114 East 20th Street Built: 1905

A Neo-Colonial cottage, this one-and-a-half story dwelling has a quartzite foundation, is finished in clapboard, and has a prominent gabled dormer with decorative woodwork at its peak. Across the front facade is a porch supported by Ionic columns, and the bay window has leaded glass transoms.

John H. and Alice G. Parmley were the first owners of this cottage. He was a decorator at Pays Art Store and they lived here until 1909.

139. 205 East 20th Street Built: 1911

One-and-a-half stories in height, this gabled cottage features numerous ornate decorative details. There is a gabled front porch with dentils and ornamental brackets. The main gable also has dentils and brackets, is finished in a combination of diamond patterned and regular shingles, and features a protruding center window. This window has leaded panes and a pent roof, and on either side of the window is a narrow leaded window. The first story of this dwelling has been finished in aluminum siding, and has a living room window with an elaborately leaded transom.

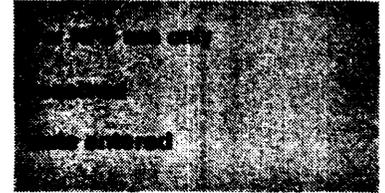
Albert Koenig, secretary and treasurer of the Koenig Brothers Department Store, and his wife, Flora, were the first to live here. In 1919 A. Harry and Alice Beach moved here. He was vice president of the Will A. Beach Printing Company.

140. 305 East 20th Street Built: 1916

This gabled cottage is finished in clapboard. The gable ends, executed in a combination of shingle and stucco with pseudo half timbering, feature dentil trim. An enclosed porch extends across the front facade and is supported by capitaled pillars.

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Lars and Martha Engebretson were the first to live here. He is not listed as having an occupation.

141. 309 East 20th Street Built: 1916

Evidence of a Prairie School influence is apparent in this two-and-a-half story stuccoed, modified cube. The roof is pyramidal with a hipped dormer and both the roof and the dormer have deep eaves. Wooden trim delineates the separation between first and second stories, and a projecting entrance vestibule has decorative trim.

Charles J. and Mary Trail were the first residents of this dwelling, and he was a physician at the Boyce-Greeley building.

142. 312 East 20th Street Built: 1913

This bungalow is finished in stucco, and has shingles at the shed dormer. The porch has wrought iron work, and there are decorative exposed rafters at the eaves.

Theodore S. and Gertrude B. Norton were the initial residents of this house. He was an engineer.

143. 400 East 20th Street Built: 1914

This two-and-a-half story residence has splayed gable ends and gabled dormers. The first story is executed in non-original siding and the second story and gable ends are shingled. A one-story bay enlivens the west facade, and there is an enclosed porch across the front facade.

Ernest W. Elmen, a dentist, and his wife, Blanche, were the first to live in this house.

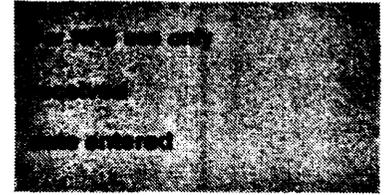
144. 401 East 20th Street Built: 1915

The first story of this cube dwelling is finished in clapboard, and the second is in shingle. Resting on a molded concrete foundation, this building has a pyramidal roof, hipped dormers, and a one-story screened porch across the front facade.

In the early 1930s the street address appears to have been changed from 421 to 401 East 20th Street. The first residents of this house were Royl S. and Ethel Barnes. He was with Swenson and Barnes, agricultural implements.

145. 402 East 20th Street Built: 1922
Builder: Oscar J. Carlson

A Prairie School influence is evident in this two-story cube with pyramidal roof and deep eaves. The first story and front sunroom are executed in running bond brick and non-original siding finishes the second story.

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This dwelling belonged to Oscar J. and Ida Carlson. He was a contractor who designed and built numerous homes in the All Saints and McKennan Park neighborhoods of the city.

146. 426 East 20th Street Built: 1926

Of the Dutch Colonial style, this building has a brick facia foundation and is finished in shingle. The central gabled entrance hood is supported by brackets and features a carved sunburst motif.

William B. Gilman, a traveling salesman, and his wife, Nelle, were the first to live here.

147. 430 East 20th Street Built: 1920

This large, two-and-a-half story house is finished in clapboard and has a pyramidal roof with shed dormer. Half of the front porch is an enclosed sunporch and the other half remains open.

The first to live here were John and Ellen McQuillen. He was president and manager of the Sioux Grain Company.

148. 505 East 20th Street Built: 1916

Clapboard finishes the first story of this rectangular pen, and the second story and gable ends are executed in shingle. The building features a gable roofed entrance porch, three-quarters of which is an enclosed sunroom. The building rests on a molded concrete foundation, and the front door features beveled glass panels.

The first city directory listing for this property is in 1941 when Harold and Winifred Wray lived here. He was a national bank examiner. It was not possible to determine whether this house was moved in 1941 or whether the street address changed.

149. 533 East 20th Street Built: 1916

This gable-within-a-gable rectangular pen is finished in clapboard and features a molded concrete foundation and brick pedestals at the porch. Exposed rafters and brackets animate the roofline, and there is a gabled extension at the eastern façade.

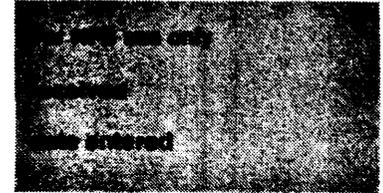
The first occupants of this house were Ransom A. and Grace Melvin. He was a driver for the Shriver-Johnson Company, a department store.

150. 100 East 23rd Street Built: 1920

This one-and-a-half story bungalow is finished in stucco. The shed dormer and main roof feature exposed rafters, and a one-story bay is located at the west facade.

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George W. Walters, a clerk, and his wife, May, were the earliest residents of this bungalow.

151. 200 East 23rd Street Built: 1915

Stucco finishes this two-story house. A pedimented and bracketed hood surmounts the main entrance, and a pent roof and window box ornament the large window to the east of the entrance. The hipped roof features an eyebrow window.

Ray and Clara Stevens were the first to live here. He was president of the Security National Bank.

Fabric Properties

152. 619 South Phillips Avenue Built: 1890

A two-story cube in form, this building has been covered with asbestos siding, and the second story of the front porch has been enclosed.

From 1890 until 1895 Orrin A. Carpenter of Carpenter and Moulton, grain and coal, lived here. Then James Don Cameron purchased the property, but did not live here, and in 1909 Thomas J. Bender, a hackman, and wife, Anna, a dressmaker at Fantles, moved here.

153. 719 South Phillips Avenue Built: 1908

This gabled one-and-a-half story cube has been modernized with a brick and shingle enclosed front porch.

154. 801 South Phillips Avenue Built: 1910

Two-and-a-half stories in height, this pyramidal roofed house has a hipped dormer and quartzite foundation. An enclosed one-story porch extends across the front of the house, and the building has been modernized with aluminum windows.

155. 803 South Phillips Avenue Built: 1913

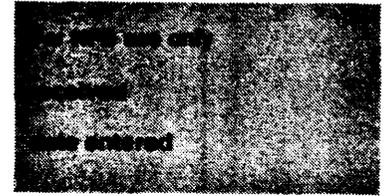
Modern wooden siding and original shingles cover this two-and-a-half story cube house with hipped dormer and concrete foundation. Exposed rafters under the eaves and a northern bay enliven this simple structure.

156. 808 South Phillips Avenue Built: 1906

Resting on a quartzite foundation, this two-story house has been modernized with the addition of a new front porch and asbestos siding. Present owners say there used to be a wooden cupola at the northern part of the roof.

157. 930 South Phillips Avenue Built: 1906

This spacious one-and-a-half story Dutch Colonial has diamond-patterned leading in

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second-story windows, exposed rafters, and a quartzite foundation. It has been modernized with aluminum siding and with a stone and siding front porch.

158. 1215 South Phillips Avenue Built: 1930

This two-story duplex is finished in stucco and covered with ivy.

159. 1303 South Phillips Avenue Built: 1939
Builder: Oscar J. Carlson

Constructed as an apartment building, this two-story building is finished in stucco and features a gabled central pavillion.

160. 1307 South Phillips Avenue Built: 1919

Stucco finishes this two-and-a-half story cube with hipped dormer.

161. 602 South First Avenue Built: 1910

Clapboard finishes this two-story cube. The building has a quartzite foundation and pyramidal roof.

162. 603-605 South First Avenue Built: 1912

A two-and-a-half story duplex, this building has a hipped roof and dormer, and is finished in asbestos siding.

163. 611-611½ South First Avenue Built: 1931

This two-and-a-half story duplex is a cube in form. It features a molded concrete foundation, clapboard finish and hipped dormer.

164. 614-616 South First Avenue Built: 1907

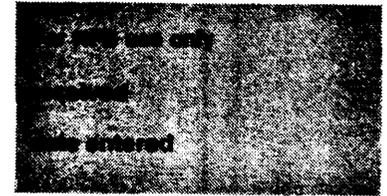
This gambrel roofed structure has a large front gabled dormer. The building has been modernized with non-original siding and has a stucco finish at the foundation.

165. 615 South First Avenue Built: 1912

This two-and-a-half story cube rests on a quartzite foundation, is finished in aluminum siding, and has delicate leading at the main facade windows.

166. 617 South First Avenue Built: 1912

A quartzite foundation supports this two-and-a-half story clapboard-finished cube. Surmounted by a pyramidal roof with hipped dormer, this building features an enclosed, one-story front porch.

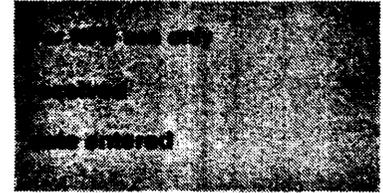
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167. 707-709 South First Avenue Built: 1924
This two-story clapboard duplex sits on a brick foundation and has a pyramidal roof.
168. 719-721 South First Avenue Built: 1922
Clapboard finishes this simple two-story cube duplex. The building has a pyramidal roof, and a three-foot quartzite retaining wall contributes to the character of the property.
169. 728 South First Avenue Built: 1900
This two-story rectangular pen with ell has aluminum siding, and features a front gable and a modified gabled dormer.
170. 730 South First Avenue Built: 1919
A two-and-a-half story cube in form, this building features clapboard siding, a pyramidal roof, and a hipped dormer.
171. 732 South First Avenue Built: 1895
An unusual feature of this two-story cube is its roof, which features a tiny gabled portion. This building has been finished in asbestos siding.
J.J. Allen purchased the property in 1895, and by 1905 this house was owned by the Dakota Conference of 7th Day Adventists.
172. 736 South First Avenue Built: 1938
This two-story stuccoed cube has a shingled hip roof and features brackets under the eaves.
173. 739 South First Avenue Built: 1880
This small, two-story cube has a pyramidal roof with center chimney. The house is finished in pink and green asbestos siding, and a one-story shed roof addition extends to the rear.
J.J. Allen was one of the earliest owners of this property, and by 1905 Francis Root had purchased it.
174. 741 South First Avenue Built: 1885
An irregular roofline of gables and modified gabled dormers adds character to this small two-story house. The building has been finished in asbestos siding.
175. 804-806 South First Avenue Built: 1920
Finished in stucco, this two-story building is a duplex, and features a symmetrical front facade with two gabled entrance porches.

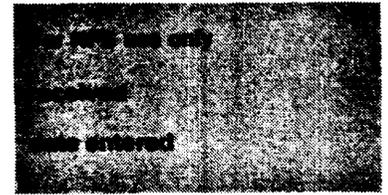
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176. 810 South First Avenue Built: 1924
A one-and-a-half story gabled rectangular pen, this cottage has a molded concrete block foundation, is finished in asbestos siding, and has an enclosed front porch.
177. 825 South First Avenue Built: 1906
A one-and-a-half story cube in form, this cottage has shed dormers and is finished in aluminum siding.
178. 830 South First Avenue Built: 1913
This one-and-a-half story gabled dwelling features a screened first-story porch and is finished in asbestos siding.
179. 910 South First Avenue Built: 1920
This two-story stuccoed cube has a pyramidal roof with central chimney. An enclosed first-story porch has a recessed entrance.
180. 915 South First Avenue Built: 1939
This one-and-a-half story Cape Cod-inspired cottage is finished in aluminum siding and has a gabled entranceway.
181. 920 South First Avenue Built: 1936
Neo-Gothic in derivation, this one-and-a-half story cottage has weatherboard siding and features a tripled gable-within-a-gable.
182. 925 South First Avenue Built: 1919
This simple, two-story gabled rectangular pen has a clapboard finish, and a one-story enclosed porch extends across the front facade.
183. 1001 South First Avenue Built: 1903
This one-and-a-half story gabled cottage features an enclosed front porch, gabled dormers, and asbestos siding.
F. I. and M. Russell were the first owners of this house.
184. 1012 South First Avenue Built: 1919
This two-story gabled house has large, stuccoed pilasters at the corners of the front facade and is finished in non-original siding. The second story has a band of sash windows, and extends over the enclosed first-story porch.

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185. 1017 South First Avenue

Built: 1903

This dwelling, like its neighbor to the north and south, is a one-and-a-half story gabled cottage with gabled dormers on the side facades. This building has been modernized with aluminum siding.

As with all of the other houses on this block, this property was originally owned by F. I. and M. Russell. In 1910, Eivind Klaveness, a physician, and wife, Mary, moved here.

186. 1218 South First Avenue

Built: 1914

Dentils ornament this one-and-a-half story cube. This house has a pyramidal roof and hipped dormer. The enclosed front porch and part of the first story are finished in board and batten siding and brick, and the remainder retains the original siding.

187. 1101 South Second Avenue

Built: 1919

This one-and-a-half story cottage features an enclosed porch and weatherboard siding.

188. 1102 South Second Avenue

Built: 1916

Finished in a combination of asbestos siding and stucco, this two-story building features groupings of tripled windows and has a gabled roof.

189. 1200 South Second Avenue

Built: 1940

A two-story Neo-Gothic house, this building has a concrete foundation and is finished in weatherboard. The front facade features a gable-within-a-gable, and a classically-inspired entrance.

190. 1205 South Second Avenue

Built: 1911

The first story of this gabled house is finished in clapboard and the second story is shingled. A porch, half of which is enclosed, highlights the front facade.

191. 1004 South Third Avenue

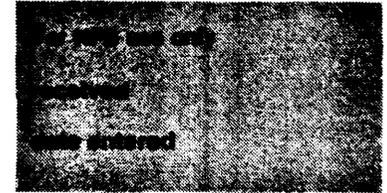
Built: 1905

This one-and-a-half story clapboard-finished cube has a hipped roof with a gabled section at the front. This building has a quartzite foundation, and a modernized enclosed porch extends across the front facade. There is a one-story wing to the rear.

192. 1006 South Third Avenue

Built: 1912

A gambrel roof tops this one-and-a-half story house. The dwelling has a Palladian window and has been finished in asbestos siding.

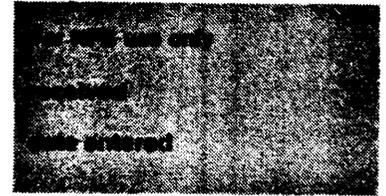
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193. 1009 South Third Avenue Built: 1914
This bungalow has a quartzite foundation, is finished in clapboard, and features a shed dormer.
194. 1101 South Third Avenue Built: 1915
This two-and-a-half story clapboard cube has a pyramidal roof with hipped dormer, and a molded concrete foundation.
195. 1102 South Third Avenue Built: 1915
This diminutive one-story cube has a pyramidal roof with central chimney. Finished in board and batten siding, this building still retains a leaded glass transom over the living room window.
196. 1106 South Third Avenue Built: 1916
Builder: Henry Carlson
This one-and-a-half story bungalow with shed roof has been finished in aluminum siding.
197. 1108 South Third Avenue Built: 1919
Finished in stucco, this two-and-a-half story house is gabled and has a gabled entrance porch.
198. 1109 South Third Avenue Built: 1915
Clapboard finishes this two-story cube. This dwelling has a molded concrete foundation and a pyramidal roof.
199. 1111 South Third Avenue Built: 1911
A one-story cube in form, this building features a molded concrete foundation and a hipped roof, and is finished in clapboard.
200. 1205 South Third Avenue Built: 1916
This one-and-a-half story gabled rectangular pen is finished in a combination of stucco, clapboard and weatherboard, and the front gable has brackets.
201. 1103 South Fourth Avenue Built: 1917
Shingles finish this one-and-a-half story rectangular pen. There are brackets at the gable ends, and the front porch has been enclosed with aluminum siding.
202. 1115 South Fourth Avenue Built: 1911
This one-and-a-half story gabled cottage is finished in clapboard and features a one-story bay window at the front facade. A modern brick porch has been added to this building.

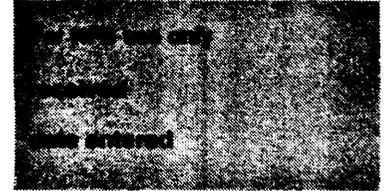
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203. 1212 South Fourth Avenue Built: 1914
This two-and-a-half story cube with pyramidal roof and hipped dormer has been finished in non-original siding.
204. Koch Apartments Built: 1900
107 East 19th Street
Modern siding covers this two-and-a-half story cube. The building features a pyramidal roof with shed dormer.
205. 209 East 19th Street Built: 1920
Stucco finishes this two-and-a-half story house. The interior of the front gable is executed in staggered butt shingles.
206. 308 East 19th Street Built: 1937
One-and-a-half stories in height, this ell cottage is finished in weatherboard and has steeply pitched gables.
207. 315 East 19th Street Built: 1915
This two-and-a-half story gabled cottage has been finished in asbestos siding.
208. 417 East 19th Street Built: 1918
Aluminum siding covers this one-and-a-half story cube. The building has a pyramidal roof and hipped dormer.
209. 311 East 20th Street Built: 1918
This two-and-a-half story clapboard cube has a pyramidal roof with hipped dormer, and a brick porch extends across the front facade.
210. 423 East 20th Street Built: 1915
This two-story house is finished in asbestos siding, and scalloped shingles and brackets ornament the gable ends.
211. 425 East 20th Street Built: 1915
This two-story cube with pyramidal roof is finished in narrow clapboard at the first story and wider clapboard at the second. There is an open porch at the front facade, and a two-story wing extends to the east of the building.
212. 428 East 20th Street Built: 1920
This two-and-a-half story gabled house is finished in aluminum siding and has brackets at the main and porch gables.

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213. 527 East 20th Street

Built: 1918

This one-and-a-half story rectangular pen is finished in non-original siding but retains shingles and brackets at the gable ends.

214. 104 East 23rd Street

Built: 1940

This one-and-a-half story Neo-Gothic cottage is finished in weatherboard and features a gable-within-a-gable and a gabled dormer.

215. 204 East 23rd Street

Built: 1915

This one-and-a-half story gabled cottage is finished in aluminum siding and has brackets at the roofline.

Intrusions216. Francis Apartments
711 South Phillips Avenue

Built: 1919

This large, two-story structure has been finished with modern vertical board and batten siding. It has been a four-plex since its construction.

217. 713 South Phillips Avenue

Built: 1917

Aluminum siding covers this small, two-story cube with pyramidal roof.

218. 754 South Phillips Avenue

Built: 1971

Finished with cedar shingles, this apartment building is two stories tall.

219. Phillips Apartments
910 South Phillips Avenue

Built: 1966

This apartment building is a stuccoed, three-story rectangular box with modern aluminum windows.

220. 1001-1005 South Phillips Avenue

Built: 1940

This two-story brick apartment complex features pedimented entrance hoods supported by posts and shutters at some of the windows. This was the site of Edwin A. Sherman's house.

221. 1004 South Phillips Avenue

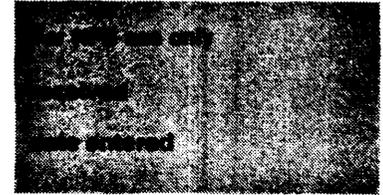
Built: 1903

A two-story structure with gable roof, this building has aluminum siding and the porch has been modernized.

222. 1107 South Phillips Avenue

Built: 1900

One-and-a-half stories in height, this gambrel roofed structure has non-original

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siding and a modern enclosed porch. From its construction until the 1940s, this was the home of James and Nellie Cloudas. He was a traveling salesman.

223. 1115-1117 South Phillips Avenue Built: 1947

A two-story cube in form, this building is finished in a combination of brick and weatherboard.

224. 1200-1202 South Phillips Avenue Built: 1949

This split level is finished in stucco and has a two-car garage.

225. 607 South First Avenue Built: 1948

A one-and-a-half story cottage, this building has a gabled front entranceway, gabled dormers at the roofline, and is finished in weatherboard.

226. 609 South First Avenue Built: 1910

A pyramidal roof tops this two-and-a-half story cube. This building has been finished in asbestos siding.

609½ South First Avenue Built: 1910

This one-and-a-half story rectangular pen has a shed addition and an open porch, and is located behind 609 South First Avenue.

227. 712 South First Avenue Built: 1885

This two-story rectangular pen sits on a randomly laid quartzite foundation, and has been modernized with shingles and vertical siding on the front facade.

Artemus Gale owned this property until c. 1900 when Emma C. Mayne purchased it. In 1904, Mary Anderson, a widow, moved here.

228. 727 South First Avenue Built: 1900

One-and-a-half stories in height, this gabled dwelling has been modernized with an enclosed board and batten porch.

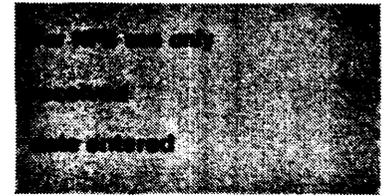
229. 731 South First Avenue Built: 1953

This one-story cottage has a gable-with-a-gable on the front facade, and is finished in weatherboard siding.

230. 735 South First Avenue Built: 1960

This three-story brick cube apartment building has an aluminum entrance hood supported by wrought iron posts.

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231. Girton-Adams Ice Company
738 South First Avenue

Built: 1940

This one-story commercial structure has wooden siding on the front facade, and a shingled pent roof. The remainder of the building is finished in stucco. Originally, this was a small grocery store.

232. 805-807 South First Avenue

Built: 1962

This two-story brick duplex has a pillared two-story entrance porch and pilasters on either side of the front door.

233. 913 South First Avenue

Built: 1940

This one-story gabled cottage is finished in aluminum siding and has wrought iron porch supports.

234. 917 South First Avenue

Built: 1939

This one-story, flat-roofed cube is finished in aluminum siding and has an aluminum awning over the central entrance.

235. 922 South First Avenue

Built: 1928

A two-story duplex, this building has been finished in aluminum siding, and a two-story porch extends across half of the front facade.

236. 929 South First Avenue

Built: 1946

This two-story duplex is of brick construction and has a pyramidal roof.

237. 1024 South First Avenue

Built: 1888

A combination of asbestos and board and batten siding covers this two-and-a-half story cube with hipped roof. A pent roof porch with wrought iron supports has been added to the front facade.

From 1890 until c. 1899, George H. Maurer, a carpenter, owned this house. In 1900 Louis and Anna Pankow purchased this property. He was with Pankow Brothers, foundry and machine works, and they lived here until the 1920s.

238. 1101-1103 South First Avenue

Built: 1951

This one-story duplex has a hipped roof and is finished in stucco.

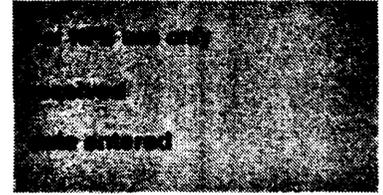
239. 1100 South Third Avenue

Built: 1913

This two-and-a-half story cube has a quartzite foundation, is finished in a combination of modern wide siding as well as board and batten siding and shingles. The building has a pyramidal roof with hipped dormer.

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240. 1216 South Fourth Avenue

Built: 1947

This one-story cottage is finished in weatherboard and features a gable-within-a-gable and shutters.

241. 1205-1215 South Fifth Avenue

Built: 1912

This two-story duplex is finished in brick at the first story and asbestos siding at the second story. The building has a two-story portico with spiral staircase at the front facade.

242. 529-529½ East 20th Street

Built: 1925

Stucco and brick finish this two-story duplex.

243. 208 East 23rd Street

Built: 1959

This one-story pyramidal roofed house is finished in wooden siding and has a prominent attached garage.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Local Business History
		<input type="checkbox"/> invention		

Specific dates 1880-1971 **Builder/Architect** See Individual Site Descriptions

Statement of Significance (in one paragraph)

The All Saints Historic District is significant in the areas of architecture, education, social/humanitarian activities and local business history. Located in the District are the All Saints School and Longfellow School, two well-designed educational facilities which have played important roles in the history of the city. Mr. and Mrs. William H. Lyon, active civic leaders and local philanthropists, donated land for the District's Lyon Park, and made this neighborhood their home. Numerous local businessmen also moved to this neighborhood in the early twentieth century, as did five architects/builders who played key roles in shaping the face of this city. This District is most significant, however, for its fine concentration of attractive middle-class homes characteristic of the early twentieth century.

In 1870, Artemus Gale, a Sioux Falls pioneer and land speculator, staked a claim of 400 acres, including the land on which the All Saints District is located. Two events precipitated the nineteenth century development of this area--the building of the railroad and the establishment of the All Saints School. In 1878, the first railroad came to Sioux Falls; the Chicago, St. Paul, Minneapolis and Omaha Railway was laid from Valley Springs to Sioux Falls, and a year later the route was extended to Salem, South Dakota. This 1879 section traverses the District. In 1884, the All Saints School was established. Founded under the guidance of the Right Reverend William Hobart Hare, the first Episcopal Bishop of the Dakota Territory, All Saints was a girls' boarding school. Bishop Hare proposed the establishment of this school for daughters of missionaries and Sioux Falls residents in April of 1884. Within a few days, local citizens had chosen and secured the site and raised the necessary money. Construction began in the summer of 1884, and by September of 1885, the school was completed and opened for classes. This prominent landmark made the surrounding neighborhood an attractive residential area for the city. All Saints School continues to serve the community as a private co-educational day school for pre-school through grade 6, and thus for close to a century has been an important educational institution for the city.

With railroad linkage to the east and west and the establishment of such fine facilities as the school, Sioux Falls truly began to develop. From an 1873 population of 593, Sioux Falls grew to 2,164 in 1880, and to 10,177 in 1890, and residential development began to occur in the District. The All Saints neighborhood experienced its greatest growth, however, after the turn of the century. Between 1900 and 1919 when the population of Sioux Falls grew by almost 250 percent, 68 percent of the existing buildings were constructed. While the majority of the residences from this period are more modest in style, nonetheless, some architecturally distinctive residences were built by wealthier residents. For the most part, however, homes in the District are fairly modest in size and plan. Bungalows, cube houses, and one-and-a-half story gabled cottages predominate, and are characterized by leaded windows, decorative shingling and brackets, and attractive interior woodwork. These simple residences are significant as fine examples of middle class homes of the early twentieth century. They display the fine craftsmanship and attention to architectural detail that was characteristic of this period.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 70

Quadrangle name East Sioux Falls

Quadrangle scale 1:24 000

UTM References

I. 14/683760/4822120

A	<u>14</u>	<u>683440</u>	<u>4822710</u>
	Zone	Easting	Northing

B	<u>14</u>	<u>683630</u>	<u>48213710</u>
	Zone	Easting	Northing

C	<u>14</u>	<u>683860</u>	<u>4823240</u>
	Zone	Easting	Northing

D	<u>14</u>	<u>684000</u>	<u>4822720</u>
	Zone	Easting	Northing

E	<u>14</u>	<u>684110</u>	<u>4822730</u>
	Zone	Easting	Northing

F	<u>14</u>	<u>684320</u>	<u>4822620</u>
	Zone	Easting	Northing

G	<u>14</u>	<u>684320</u>	<u>4822500</u>
	Zone	Easting	Northing

H	<u>14</u>	<u>6838180</u>	<u>4822210</u>
	Zone	Easting	Northing

Verbal boundary description and justification

See Map with Scale for Boundaries

List all states and counties for properties overlapping state or county boundaries

state	<u>NA</u>	code	county	code
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state	<u>NA</u>	code	county	code
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11. Form Prepared By

name/title Vivian Young, Consultant

organization Planning and Building Service, City Hall date September 1, 1983

street & number 224 West Ninth Street telephone (605) 339-7130

city or town Sioux Falls state South Dakota 57102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title Director - Office of Cultural Preservation, SHPO - South Dakota date 11/1/84

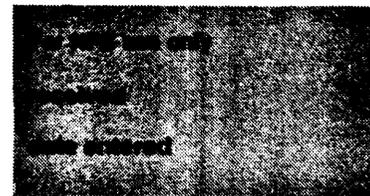
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I hereby certify that this property is included in the National Register

<u>[Signature]</u> Keeper of the National Register	Entered in the National Register	date <u>2/23/84</u>
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Attest: _____ date _____

Chief of Registration

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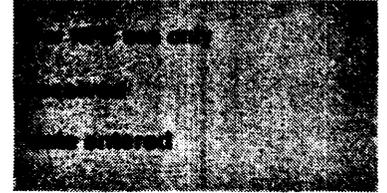
Most of the residents of the dwellings of this period were of the middle class--clerks, traveling agents, and small business owners and employees, with a few doctors, lawyers, and other professionals represented. These citizens played an important role in the development of Sioux Falls. Five residents of the District played an extremely significant role in shaping the face of Sioux Falls, for this neighborhood was home to six important architects and builders. Architect Wallace Dow, who designed numerous civic and commercial buildings in Sioux Falls and throughout the state, designed and built two homes in the District. Architect Robert Perkins, who also designed numerous buildings in this region, also had his home in the All Saints District. His partner in the architectural firm of Perkins and McWayne, John McWayne, lived in this District for several decades. Builder Henry Carlson constructed several homes in this area and lived in one of those homes until his death. Henry Carlson founded the firm of Henry Carlson Company, which is still active today. Contractor Oscar Carlson, who built hundreds of homes in Sioux Falls from c. 1911 until the 1970s, resided for a while in this neighborhood, as did contractor Peter Lynum. Lynum built several hundred homes before his death in the 1920s, including his own home in the District.

In response to the tremendous growth in this neighborhood in the first two decades of the twentieth century, the Longfellow School was designed by the firm of Perkins and McWayne, and was built in 1916. After close to seventy years of use, this Tudor- and Mediterranean-inspired building is still in use as a public school. In 1928, the Lyon family donated property adjacent to their house for use as a park. This park is an attractive landmark in the neighborhood, and is a symbolic reminder of the many civic and philanthropic activities of William and Winona Axtell Lyon. The Lyons donated to the city a building for an early public library, property for Winona Park, Axtell Park, Lyon Playground and also were responsible in part for Lyon Lodge and Palisades Park.

The All Saints Historic District is an attractive residential district characteristic of the early twentieth century. Home to some important Sioux Falls residents, this District is also significant as a tangible reminder of Sioux Falls' period of greatest early growth and development.

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BIBLIOGRAPHY

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Mashek, Carol Martin. "Looking Back: If Walls Could Talk, Lyon Home Would Have Historic Tales," in Sioux Falls Tribune. July 27, 1983, p. 2.

Planning and Building Services Department of the City of Sioux Falls, South Dakota. Historic Avenues in Sioux Falls, South Dakota. February 1983.

Smith, Charles A. A Comprehensive History of Minnehaha County, South Dakota. 1949.

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Properties located at 619-1316 South Phillips Avenue, 600-1220 South First Avenue, 1100-1207 South Second Avenue, 1000-1207 South Third Avenue, 1101-1216 South Fourth Avenue, 1205 South Fifth Avenue, 131 West and 315 East 18th Street, 118 West - 417 East 19th Street (except 406 and 410), 105-533 East 20th Street, 100 West 21st Street, and 100-208 East 23rd Street, as well as All Saints School, Longfellow School and Lyons Park.

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<u>Landmark Structures</u>	<u>Owner</u>
1. All Saints School 101 West 17th Street	All Saints School 101 West 17th Street Sioux Falls, SD 57104
2. Longfellow School 1116 South Fourth Avenue	Board of Education 201 East 38th Street Sioux Falls, SD 57105
3. Lyons Park Phillips Avenue and 14th Street	City of Sioux Falls 224 West Ninth Street Sioux Falls, SD 57102
4. Dennis McKinney House 701 South Phillips Avenue	Melvin F. Spinar 701 South Phillips Avenue Sioux Falls, SD 57104
5. 715-717 South Phillips Avenue	FNTC/GREGG c/o Gregg Box 1284 Sioux Falls, SD 57101
6. Jacob Schaetzel, Jr. - William Lyon House 746 South Phillips Avenue	Vivian Raab 746 South Phillips Avenue Sioux Falls, SD 57104
7. Arthur B. Hewson House 804 South Phillips Avenue	James Unzicker 804 South Phillips Avenue Sioux Falls, SD 57104
8. Charles A. Christopherson House 1000 South Phillips Avenue	Edward D. Lund 1000 South Phillips Avenue Sioux Falls, SD 57105
9. W. L. Baker House 1031 South Phillips Avenue	James F. Bukrey 1031 South Phillips Avenue Sioux Falls, SD 57105
10. Daniel Glidden Duplex 1109 South Phillips Avenue	Jacque J. Meyers 3000 South Ninth Avenue Sioux Falls, SD 57105
11. D. Clinton Jewett House 1309 South Phillips Avenue	Cora C. Zander 1309 South Phillips Avenue Sioux Falls, SD 57105

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- | | |
|--|--|
| 12. The Dunham Hospital Building
601 South First Avenue | Ronald Schlegel ETAL
1920 North Mable Avenue
Sioux Falls, SD 57103 |
| 13. Wallace Dow House
700 South First Avenue | Cleo Terry
700 South First Avenue
Sioux Falls, SD 57104 |
| 14. Wallace Dow Duplex
704-706 South First Avenue | Janet Dow Pollard
230 East 30th Street
Sioux Falls, SD 57105 |
| 15. Erick Swenson House
1118 South First Avenue | Mark B. Wieseler
1118 South First Avenue
Sioux Falls, SD 57105 |
| 16. Edward Coughran House
1203 South First Avenue | Roxy L. Laur
1203 South First Avenue
Sioux Falls, SD 57105 |
| 17. Robert Perkins House
1114 South Second Avenue | Warren B. Vickery
1114 South Second Avenue
Sioux Falls, SD 57105 |
| 18. Edgar Wenzlaff House
1117 South Third Avenue | Allan D. Unruh
600 North Western Avenue
Sioux Falls, SD 57104 |
| 19. Henry Carlson House
1119 South Third Avenue | Marguerite Leander
1119 South Third Avenue
Sioux Falls, SD 57105 |
| 20. Thomas Y. Stevenson House
1201 South Fourth Avenue | Donald C. Rainbow
1201 South Fourth Avenue
Sioux Falls, SD 57105 |
| 21. Sivert A. Christenson House
131 West 18th Street | Arthur H. Olafsen
RR 2 Box 676
Moutoursville, PA 17754 |
| 22. Roger Dennis House
118 West 19th Street | R. Marshall Brandon
118 West 19th Street
Sioux Falls, SD 57105 |
| 23. Cyrus W. Grannis House
104 East 20th Street | Ronald L. Lamberty
104 East 20th Street
Sioux Falls, SD 57105 |

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- | | |
|--|--|
| 24. A. Harry Beach House
201 East 20th Street | Roland C. Troemel
201 East 20th Street
Sioux Falls, SD 57105 |
| 25. Frank T. Williams House
100 West 21st Street | Curtis F. Williams
100 West 21st Street
Sioux Falls, SD 57105 |
| 26. Russell Bell House
106 East 23rd Street | Philip J. Flynn
106 East 23rd Street
Sioux Falls, SD 57105 |
| 27. Edward R. Tornberg House
110 East 23rd Street | Robert C. Hake, Jr.
110 East 23rd Street
Sioux Falls, SD 57105 |

Contributing Properties

- | | |
|--|---|
| 28. Kenwen Apartments
625 South Phillips Avenue | Kenneth C. Hanson
1500 South Fourth Avenue
Sioux Falls, SD 57105 |
| 29. 703 South Phillips Avenue | Gary O. Denotter
703 South Phillips Avenue
Sioux Falls, SD 57104 |
| 30. 705 South Phillips Avenue | Chester R. Anderson
705 South Phillips Avenue
Sioux Falls, SD 57104 |
| 31. 707 South Phillips Avenue | Jon D. Swanson
707 South Phillips Avenue
Sioux Falls, SD 57104 |
| 32. 709 South Phillips Avenue | Roger W. Horr
4600 East 21st Street
Sioux Falls, SD 57103 |
| 33. 721 South Phillips Avenue | Gerald L. Alexander
721 South Phillips Avenue
Sioux Falls, SD 57104 |
| 34. 723-725 South Phillips Avenue | Howard W. Paulson
727 South Phillips Avenue
Sioux Falls, SD 57104 |

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|---|---|------|
| 35. 727 South Phillips Avenue | Howard W. Paulson
727 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 36. 750 South Phillips Avenue | W. H. Ranney
750 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 37. The Women's Club
758 South Phillips Avenue | The Women's Club
758 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 38. 762 South Phillips Avenue | Geneieve Y. Seubert
2905 South Menlo Avenue
Sioux Falls, SD 57105 | |
| 39. 802 South Phillips Avenue | Walter S. Spindler
802 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 40. 805 South Phillips Avenue | Steven D. Olmstead
805 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 41. 812 South Phillips Avenue | Fred Herzog
812 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 42. 818 South Phillips Avenue | Dean E. Thie
818 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 43. 834 South Phillips Avenue | John R. Heesch ETAL
2509 South Western Avenue
Sioux Falls, SD 57105 | |
| 44. 900 South Phillips Avenue | Allen Bergeson
RR 1
Hartford, SD 57033 | |
| 45. 906 South Phillips Avenue | Threshold
906 South Phillips Avenue
Sioux Falls, SD 57104 | |
| 46. 928 South Phillips Avenue | Freda Wermerson
928 South Phillips Avenue
Sioux Falls, SD 57104 | |

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|-------------------------------------|---|
| 47. 1008 South Phillips Avenue | Gregory C. Dany
1008 South Phillips Avenue
Sioux Falls, SD 57105 |
| 48. 1010-1012 South Phillips Avenue | Ann J. Roberts
1413 S. Teller Street
Lakewood, CO 80226 |
| 49. 1015 South Phillips Avenue | Walter A. Steinhauer
2905 West Oak Street
Sioux Falls, SD 57105 |
| 50. 1016 South Phillips Avenue | Marjorie M. Havens
1016 South Phillips Avenue
Sioux Falls, SD 57105 |
| 51. 1022 South Phillips Avenue | Viola M. Kieth ETAL
1604 Cameo Way
Sioux Falls, SD 57105 |
| 52. 1103 South Phillips Avenue | Charles and Jill Arbeiter
1103 S. Phillips Avenue, Apt. 2
Sioux Falls, SD 57105 |
| 53. 1203 South Phillips Avenue | Lawrence A. Jensen, Jr.
1203 South Phillips Avenue
Sioux Falls, SD 57105 |
| 54. 1207 South Phillips Avenue | Donald Rainbow
1207 South Phillips Avenue
Sioux Falls, SD 57105 |
| 55. 1211 South Phillips Avenue | N. & L. Henjum
c/o National Bank of South Dakota
141 North Main Avenue
Sioux Falls, SD 57102 |
| 56. 1212 South Phillips Avenue | Richard G. Belatti
1212 South Phillips Avenue
Sioux Falls, SD 57105 |
| 57. 1301 South Phillips Avenue | Loye Shannon Jewett
1301 South Phillips Avenue
Sioux Falls, SD 57105 |
| 58. 1306 South Phillips Avenue | Donald C. Rainbow
1306 South Phillips Avenue
Sioux Falls, SD 57105 |

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|-------------------------------------|---|
| 59. 1308-1310 South Phillips Avenue | Emily Ann Peterson
1310 South Phillips Avenue
Sioux Falls, SD 57105 |
| 60. 1312 South Phillips Avenue | Harry A. Poletes
2212 Pendar Lane
Sioux Falls, SD 57105 |
| 61. 1314 South Phillips Avenue | Robert B. Johnstad
1314 South Phillips Avenue
Sioux Falls, SD 57105 |
| 62. 1316 South Phillips Avenue | William H. Ranney, Jr.
1316 South Phillips Avenue
Sioux Falls, SD 57105 |
| 63. 606 South First Avenue | Julius Pankow
613 South Main Avenue
Sioux Falls, SD 57104 |
| 64. 610 South First Avenue | Julius Pankow
613 South Main Avenue
Sioux Falls, SD 57104 |
| 65. 613 South First Avenue | Robert K. Hawley
613 South First Avenue
Sioux Falls, SD 57104 |
| 66. 620 South First Avenue | Joe M. Sipper
620 South First Avenue
Sioux Falls, SD 57104 |
| 67. 622 South First Avenue | Robert G. Swift
2409 South Third Avenue
Sioux Falls, SD 57105 |
| 68. 703 South First Avenue | Michael J. Dusenberry
703 South First Avenue
Sioux Falls, SD 57104 |
| 69. 705 South First Avenue | Harriet E. Geegh
705 South First Avenue
Sioux Falls, SD 57104 |
| 70. 711-713 South First Avenue | Ann G. Flynn
2501 South Kiwanis Avenue
Sioux Falls, SD 57105 |

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|---|--|
| 71. 714 South First Avenue | N. Vernon Meriam
714 South First Avenue
Sioux Falls, SD 57104 |
| 72. 715 South First Avenue | James Janke-Hone
715 South First Avenue
Sioux Falls, SD 57104 |
| 73. 717 South First Avenue | James Gaster
717 South First Avenue
Sioux Falls, SD 57104 |
| 74. 718 South First Avenue | Brenda L. Caverly
718 South First Avenue
Sioux Falls, SD 57104 |
| 75. 720 South First Avenue | Robert Wallner, Jr.
720 South First Avenue
Sioux Falls, SD 57104 |
| 76. 801-803 South First Avenue | Ronald C. Arndt
3825 Slaten Park Drive
Sioux Falls, SD 57103 |
| 77. 808 South First Avenue | George W. Walker
808 South First Avenue
Sioux Falls, SD 57104 |
| 78. 821 South First Avenue | Joseph L. Zimmer
821 South First Avenue
Sioux Falls, SD 57104 |
| 79. 826 South First Avenue | Orville C. Doescher
826 South First Avenue
Sioux Falls, SD 57104 |
| 80. 828 South First Avenue | Janet L. Dehaven
828 South First Avenue
Sioux Falls, SD 57104 |
| 81. 829 South First Avenue | Patricia S. Merritt
829 South First Avenue
Sioux Falls, SD 57104 |
| 82. Peter Lynum House
831 South First Avenue | Doris G. Donnelly
831 South First Avenue
Sioux Falls, SD 57104 |

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|-----|------------------------------|---|
| 83. | 911 South First Avenue | John Sheppard Trevvett
911 S. First Avenue
Sioux Falls, SD 57104 |
| 84. | 912 South First Avenue | Marlin A. Blake
912 South First Avenue
Sioux Falls, SD 57104 |
| 85. | 914 South First Avenue | Darrell P. Brady
914 South First Avenue
Sioux Falls, SD 57104 |
| 86. | 916 South First Avenue | Mrs. Iola Parks
c/o Melvin Nelson
916 South First Avenue
Sioux Falls, SD 57104 |
| 87. | 918 South First Avenue | Daniel P. Pressler
2801 Skyline Drive
Sioux Falls, SD 57107 |
| 88. | 930 South First Avenue | John R. Schlimgen
930 South First Avenue
Sioux Falls, SD 57104 |
| 89. | 1002 South First Avenue | Aino M. Pasanen
8 Skyline Drive
Mankata, MN 56601 |
| 90. | 1005 South First Avenue | Marvin J. Vermulm
1005 South First Avenue
Sioux Falls, SD 57105 |
| 91. | 1008 South First Avenue | Timothy Meendering
1008 South First Avenue
Sioux Falls, SD 57105 |
| 92. | 1009 South First Avenue | Annie Hilleson
1009 South First Avenue
Sioux Falls, SD 57105 |
| 93. | 1018-1020 South First Avenue | John E. Wenande ETAL
507 West 10th Street
Sioux Falls, SD 57104 |
| 94. | 1019 South First Avenue | Larry F. Marsh
1019 South First Avenue
Sioux Falls, SD 57105 |

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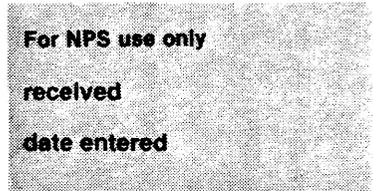
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|-------------------------------|--|
| 95. 1021 South First Avenue | M. Herman Tjaden
814 West 41st Street
Sioux Falls, SD 57105 |
| 96. 1100 South First Avenue | Larry L. Engeltjes
1100 South First Avenue
Sioux Falls, SD 57105 |
| 97. 1112 South First Avenue | Dale D. Walters ETAL
1112 South First Avenue
Sioux Falls, SD 57105 |
| 98. 1114 South First Avenue | David G. McChesney
1114 South First Avenue
Sioux Falls, SD 57105 |
| 99. 1215 South First Avenue | Scott D. Scofield
1215 South First Avenue
Sioux Falls, SD 57105 |
| 100. 1220 South First Avenue | Wayne D. Scott
1220 South First Avenue
Sioux Falls, SD 57105 |
| 101. 1100 South Second Avenue | Constance G. Wosje
1100 South Second Avenue
Sioux Falls, SD 57105 |
| 102. 1109 South Second Avenue | Duane R. Waring
1109 South Second Avenue
Sioux Falls, SD 57105 |
| 103. 1111 South Second Avenue | John T. Pierce
1111 South Second Avenue
Sioux Falls, SD 57105 |
| 104. 1112 South Second Avenue | William E. Ament
1112 South Second Avenue
Sioux Falls, SD 57105 |
| 105. 1113 South Second Avenue | Carol J. Cuccaro
1113 South Second Avenue
Sioux Falls, SD 57105 |
| 106. 1117 South Second Avenue | Cletus J. Thompson
Hill City, SD 57745 |
| 107. 1122 South Second Avenue | Robert J. Burns
1122 South Second Avenue
Sioux Falls, SD 57105 |

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|------|--------------------------|--|
| 108. | 1201 South Second Avenue | Robert S. Weniger
1201 South Second Avenue
Sioux Falls, SD 57105 |
| 109. | 1203 South Second Avenue | Richard V. Johnson
1203 South Second Avenue
Sioux Falls, SD 57105 |
| 110. | 1207 South Second Avenue | Marianne Larson
1207 South Second Avenue
Sioux Falls, SD 57105 |
| 111. | 1220 South Second Avenue | Frank M. Pope
1220 South Second Avenue
Sioux Falls, SD 57105 |
| 112. | 1000 South Third Avenue | Paul R. Henry
1000 South Third Avenue
Sioux Falls, SD 57105 |
| 113. | 1001 South Third Avenue | Duane S. Kruse ETAL
c/o Gladys Thompson
1001 South Third Avenue
Sioux Falls, SD 57105 |
| 114. | 1003 South Third Avenue | Arlyn T. Ellefson
1003 South Third Avenue
Sioux Falls, SD 57105 |
| 115. | 1008 South Third Avenue | Gregory K. Beckman
1008 South Third Avenue
Sioux Falls, SD 57105 |
| 116. | 1010 South Third Avenue | Jerry L. Vanloh
1010 South Third Avenue
Sioux Falls, SD 57105 |
| 117. | 1011 South Third Avenue | Stephen O'Connor
1011 South Third Avenue
Sioux Falls, SD 57105 |
| 118. | 1017 South Third Avenue | Robert M. Reinke
1017 South Third Avenue
Sioux Falls, SD 57105 |
| 119. | 1019 South Third Avenue | George McFarland
1019 South Third Avenue
Sioux Falls, SD 57105 |

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|------|---|--|
| 120. | 1020 South Third Avenue | Henry D. Callahan
1020 South Third Avenue
Sioux Falls, SD 57105 |
| 121. | 1201 South Third Avenue | Douglas G. Meyer
1201 South Third Avenue
Sioux Falls, SD 57105 |
| 122. | 1206 South Third Avenue | M. R. Smith, ETUX
1206 South Third Avenue
Sioux Falls, SD 57105 |
| 123. | 1207 South Third Avenue | Paul D. Colon
1207 South Third Avenue
Sioux Falls, SD 57105 |
| 124. | 1101 South Fourth Avenue | Lyle A. Jensen
1101 South Fourth Avenue
Sioux Falls, SD 57105 |
| 125. | 1113 South Fourth Avenue | Harold Gray
1113 South Fourth Avenue
Sioux Falls, SD 57105 |
| 126. | 1200 South Fourth Avenue | James D. Regan
1200 South Fourth Avenue
Sioux Falls, SD 57105 |
| 127. | 1204 South Fourth Avenue | William G. Dorman
1204 South Fourth Avenue
Sioux Falls, SD 57105 |
| 128. | 1205 South Fourth Avenue | Ella C. Reagan
1205 South Fourth Avenue
Sioux Falls, SD 57105 |
| 129. | 315 East 18th Street | Richard N. Blomberg
315 East 18th Street
Sioux Falls, SD 57105 |
| 130. | Louis Caillie House
103 East 19th Street | Daniel F. Koch
2525 South Main Avenue
Sioux Falls, SD 57105 |
| 131. | 204 East 19th Street | Steven D. Burns
204 East 19th Street
Sioux Falls, SD 57105 |

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|------|----------------------|---|
| 132. | 302 East 19th Street | Ray C. McIntyre
302 East 19th Street
Sioux Falls, SD 57105 |
| 133. | 304 East 19th Street | Thomas J. Andrews
304 East 19th Street
Sioux Falls, SD 57105 |
| 134. | 311 East 19th Street | Douglas Hajek
311 East 19th Street
Sioux Falls, SD 57105 |
| 135. | 312 East 19th Street | Gregory Kelley
312 East 19th Street
Sioux Falls, SD 57105 |
| 136. | 415 East 19th Street | Jeffrey D. Yarbrough
415 East 19th Street
Sioux Falls, SD 57105 |
| 137. | 108 East 20th Street | Elvin M. Thomsen
108 East 20th Street
Sioux Falls, SD 57105 |
| 138. | 114 East 20th Street | Loren D. Josephson
114 East 20th Street
Sioux Falls, SD 57105 |
| 139. | 205 East 20th Street | Darlene J. Vandevort
205 East 20th Street
Sioux Falls, SD 57105 |
| 140. | 305 East 20th Street | David K. Blanchar
305 East 20th Street
Sioux Falls, SD 57105 |
| 141. | 309 East 20th Street | Lorin J. Richardson
309 East 20th Street
Sioux Falls, SD 57105 |
| 142. | 312 East 20th Street | Warren D. Nelson
312 East 20th Street
Sioux Falls, SD 57105 |
| 143. | 400 East 20th Street | James P. Anderson
400 East 20th Street
Sioux Falls, SD 57105 |

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|---------------------------|--|
| 144. 401 East 20th Street | Robert M. Smith
401 East 20th Street
Sioux Falls, SD 57105 |
| 145. 402 East 20th Street | David L. Reimer
402 East 20th Street
Sioux Falls, SD 57105 |
| 146. 426 East 20th Street | Daniel W. Stanton
426 East 20th Street
Sioux Falls, SD 57105 |
| 147. 430 East 20th Street | Milton R. Simons
430 East 20th Street
Sioux Falls, SD 57105 |
| 148. 505 East 20th Street | Jean & Lola Kroeger
505 East 20th Street
Sioux Falls, SD 57105 |
| 149. 533 East 20th Street | Irene A. Peters
533 East 20th Street
Sioux Falls, SD 57105 |
| 150. 100 East 23rd Street | Ann Christine Gaard
100 East 23rd Street
Sioux Falls, SD 57105 |
| 151. 200 East 23rd Street | Gordon N. Gengler
200 East 23rd Street
Sioux Falls, SD 57105 |

Fabric Properties

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|--------------------------------|--|
| 152. 619 South Phillips Avenue | Richard Stratmeyer
3304 Reppert Avenue
Sioux Falls, SD 57107 |
| 153. 719 South Phillips Avenue | Raymond J. Miller
1404 Olive Drive
Sioux Falls, SD 57103 |
| 154. 801 South Phillips Avenue | Sidney J. LaFleur
Rt. 1 Box 77A
Hartford, SD 57033 |
| 155. 803 South Phillips Avenue | R. Keith McGuire
803 South Phillips Avenue
Sioux Falls, SD 57104 |

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|----------------------------------|--|
| 156. 808 South Phillips Avenue | Dean A. Schultz
808 South Phillips Avenue
Sioux Falls, SD 57104 |
| 157. 930 South Phillips Avenue | Dennis E. Severson
930 South Phillips Avenue
Sioux Falls, SD 57104 |
| 158. 1215 South Phillips Avenue | Raymond F. Shermoe
1215½ South Phillips Avenue
Sioux Falls, SD 57105 |
| 159. 1303 South Phillips Avenue | John P. Donahoe
1011 South Second Avenue
Sioux Falls, SD 57105 |
| 160. 1307 South Phillips Avenue | Daniel P. & R. Apland
1307 South Phillips Avenue
Sioux Falls, SD 57105 |
| 161. 602 South First Avenue | Julius Pankow
613 South Main Avenue
Sioux Falls, SD 57104 |
| 162. 603-605 South First Avenue | Howard L. Amundson
765 Prospect Boulevard
Waterloo, IA 50701 |
| 163. 611-611½ South First Avenue | Frank L. Hartman
212 East 38th Street
Sioux Falls, SD 57105 |
| 164. 614-616 South First Avenue | Dakota Savings and Loan
P.O. Box 1523
Sioux Falls, SD 57101 |
| 165. 615 South First Avenue | Richard L. Muchow
1305 South Lyndale Avenue
Sioux Falls, SD 57105 |
| 166. 617 South First Avenue | Sam Papas
617 South First Avenue
Sioux Falls, SD 57105 |
| 167. 707-709 South First Avenue | Marilyn E. Hanten
RR 2, Box 7
Sioux Falls, SD 57101 |

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|---------------------------------|---|------|
| 168. 719-721 South First Avenue | First National Bank Trust
100 South Phillips Avenue
Sioux Falls, SD 57102 | 15 |
| 169. 728 South First Avenue | Rollyn H. Samp
2609 West 29th Street
Sioux Falls, SD 57105 | 15 |
| 170. 730 South First Avenue | Stanley Johnson
2400 South Phillips Avenue
Sioux Falls, SD 57105 | 15 |
| 171. 732 South First Avenue | Edna A. Nelson
732 South First Avenue
Sioux Falls, SD 57105 | 15 |
| 172. 736 South First Avenue | Richard E. Jameson
3712 South Cliff Avenue
Sioux Falls, SD 57103 | 15 |
| 173. 739 South First Avenue | Theodore A. Wiese
739 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 174. 741 South First Avenue | Katherine Koester ETAL
741 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 175. 804-806 South First Avenue | Christine E. Gervais
806 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 176. 810 South First Avenue | Kent G. Ausland
810 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 177. 825 South First Avenue | Violet M. Dolan
825 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 178. 830 South First Avenue | Donald J. Espland
830 South First Avenue
Sioux Falls, SD 57104 | 15 |
| 179. 910 South First Avenue | Charles H. Weber
910 South First Avenue
Sioux Falls, SD 57104 | 15 |

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|------|--------------------------|--|
| 180. | 915 South First Avenue | Dorothea Riter
915 South First Avenue
Sioux Falls, SD 57104 |
| 181. | 920 South First Avenue | Olin E. Odland
920 South First Avenue
Sioux Falls, SD 57104 |
| 182. | 925 South First Avenue | Dennis W. Vanruler
804 South Stephen Avenue
Sioux Falls, SD 57103 |
| 183. | 1001 South First Avenue | Gary A. Knutson
1001 South First Avenue
Sioux Falls, SD 57105 |
| 184. | 1012 South First Avenue | Jerome K. Dockstader
1012 South First Avenue
Sioux Falls, SD 57105 |
| 185. | 1017 South First Avenue | Joseph L. Luecke
1017 South First Avenue
Sioux Falls, SD 57105 |
| 186. | 1218 South First Avenue | Kenneth J. Smith
1218 South First Avenue
Sioux Falls, SD 57105 |
| 187. | 1101 South Second Avenue | Myrtle Larsen ETAL
1101 South Second Avenue
Sioux Falls, SD 57105 |
| 188. | 1102 South Second Avenue | Monroe B. Paulson
1102 South Second Avenue
Sioux Falls, SD 57105 |
| 189. | 1200 South Second Avenue | Marlene Peterson
1602 S. First Avenue
Sioux Falls, SD 57105 |
| 190. | 1205 South Second Avenue | Warren L. Jones
1205 South Second Avenue
Sioux Falls, SD 57105 |
| 191. | 1004 South Third Avenue | James W. Criger
1004 South Third Avenue
Sioux Falls, SD 57105 |
| 192. | 1006 South Third Avenue | Wilbur H. Dale
1006 South Third Avenue
Sioux Falls, SD 57105 |

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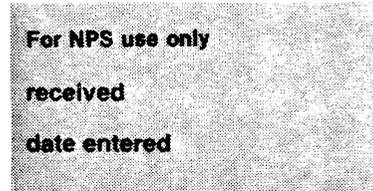
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|------|--------------------------|---|
| 193. | 1009 South Third Avenue | Melvin E. Raase
1009 South Third Avenue
Sioux Falls, SD 57105 |
| 194. | 1101 South Third Avenue | Dennis B. Erickson
1101 South Third Avenue
Sioux Falls, SD 57105 |
| 195. | 1102 South Third Avenue | John Kusters
1520 South Sherman Avenue
Sioux Falls, SD 57105 |
| 196. | 1106 South Third Avenue | Charles W. Anderson
1106 South Third Avenue
Sioux Falls, SD 57105 |
| 197. | 1108 South Third Avenue | Gary M. Joyce
1108 South Third Avenue
Sioux Falls, SD 57105 |
| 198. | 1109 South Third Avenue | First Bank of South Dakota
P.O. Box 1308
Sioux Falls, SD 57117 |
| 199. | 1111 South Third Avenue | Craig G. Wilbur
1111 South Third Avenue
Sioux Falls, SD 57105 |
| 200. | 1205 South Third Avenue | T. Lien
c/o William Lien
Johnson RR Box 74
Brandon, SD 57005 |
| 201. | 1103 South Fourth Avenue | Conrad L. Dice
1103 South Fourth Avenue
Sioux Falls, SD 57105 |
| 202. | 1115 South Fourth Avenue | Fred A. Schilmoeller
1115 South Fourth Avenue
Sioux Falls, SD 57105 |
| 203. | 1212 South Fourth Avenue | Dale H. Graphenteen
1212 South Fourth Avenue
Sioux Falls, SD 57105 |

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|------|---|---|
| 204. | Koch Apartments
107 East 19th Street | Daniel F. Koch
2525 South Main Avenue
Sioux Falls, SD 57105 |
| 205. | 209 East 19th Street | Alvin E. Bentson
209 East 19th Street
Sioux Falls, SD 57105 |
| 206. | 308 East 19th Street | Cletus G. Natz
308 East 19th Street
Sioux Falls, SD 57105 |
| 207. | 315 East 19th Street | Blanche N. Cullen
315 East 19th Street
Sioux Falls, SD 57105 |
| 208. | 417 East 19th Street | Margaret E. Rowley
417 East 19th Street
Sioux Falls, SD 57105 |
| 209. | 311 East 20th Street | Thomas Eckenrode
311 East 20th Street
Sioux Falls, SD 57105 |
| 210. | 423 East 20th Street | Lois Eiesland
423 East 20th Street
Sioux Falls, SD 57105 |
| 211. | 425 East 20th Street | Donald W. Barnes
425 East 20th Street
Sioux Falls, SD 57105 |
| 212. | 428 East 20th Street | Marcie L. Thoreson
428 East 20th Street
Sioux Falls, SD 57105 |
| 213. | 527 East 20th Street | Joe H. Ingalls
2820 North Cliff Avenue
Sioux Falls, SD 57104 |
| 214. | 104 East 23rd Street | William G. Taylor
2705 South Holly Avenue
Sioux Falls, SD 57105 |
| 215. | 204 East 23rd Street | Duane Pierson
Box 2909 Keystone Rt.
Rapid City, SD 57701 |

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|------|--|--|
| 216. | Francis Apartments
711 South Phillips Avenue | Walter S. Marzinke
41 Cactus Heights
Sioux Falls, SD 57101 |
| 217. | 713 South Phillips Avenue | Robert W. Osborn
713 South Phillips Avenue
Sioux Falls, SD 57104 |
| 218. | 754 South Phillips Avenue | Summit Apt. Corp.
112 West 17th Street
Sioux Falls, SD 57104 |
| 219. | Phillips Apartments
910 South Phillips Avenue | Elton W. Byre ETAL
704 West Ninth Street
Sioux Falls, SD 57104 |
| 220. | 1001-1005 South Phillips Avenue | Clifford J. Madland
1001 South Phillips Avenue
Sioux Falls, SD 57105 |
| 221. | 1004 South Phillips Avenue | The Metro Co.
2101 North Fourth Avenue
Sioux Falls, SD 57104 |
| 222. | 1107 South Phillips Avenue | Douglas H. Schmidt
1107 South Phillips Avenue
Sioux Falls, SD 57105 |
| 223. | 1115-1117 South Phillips Avenue | M. E. Jensen ETAL
516 Sunnybrook Drive
Sioux Falls, SD 57103 |
| 224. | 1200-1202 South Phillips Avenue | Warren R. Anderson
1625 South Main Avenue
Sioux Falls, SD 57105 |
| 225. | 607 South First Avenue | St. Paul Evan. Lutheran
607 South First Avenue
Sioux Falls, SD 57104 |
| 226. | 609-609½ South First Avenue | Roger W. Swanson
1809 Arrowhead Pass
Sioux Falls, SD 57103 |

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|------|--|--|
| 227. | 712 South First Avenue | Robert D. Engen
1900 East 24th Street
Sioux Falls, SD 57104 |
| 228. | 727 South First Avenue | Dale D. Bauer
c/o Alvin Beuckens
727 South First Avenue
Sioux Falls, SD 57104 |
| 229. | 731 South First Avenue | John Simko
731 South First Avenue
Sioux Falls, SD 57104 |
| 230. | 735 South First Avenue | Ram1 & Berven Assoc.
c/o FNTC Box 1953
Sioux Falls, SD 57117 |
| 231. | Girton-Adams Ice Company
738 South First Avenue | Girton-Adams Ice Company
P.O. Box 897
Sioux Falls, SD 57101 |
| 232. | 805-807 South First Avenue | David L. Reimer ETAL
505 West 10th Street
Sioux Falls, SD 57104 |
| 233. | 913 South First Avenue | Gene E. Wiblemo ETAL
3205 East 13th Street
Sioux Falls, SD 57103 |
| 234. | 917 South First Avenue | John M. Ewing
3008 South Ninth Street
Sioux Falls, SD 57105 |
| 235. | 922 South First Avenue | Jerry L. Engeman
922½ South First Avenue
Sioux Falls, SD 57104 |
| 236. | 929 South First Avenue | William L. Savage
929 South First Avenue
Sioux Falls, SD 57104 |
| 237. | 1024 South First Avenue | Chester I. Quick
3900 East 15th Street
Sioux Falls, SD 57103 |
| 238. | 1101-1103 South First Avenue | Dorothy C. Fields
1103 South First Avenue
Sioux Falls, SD 57105 |

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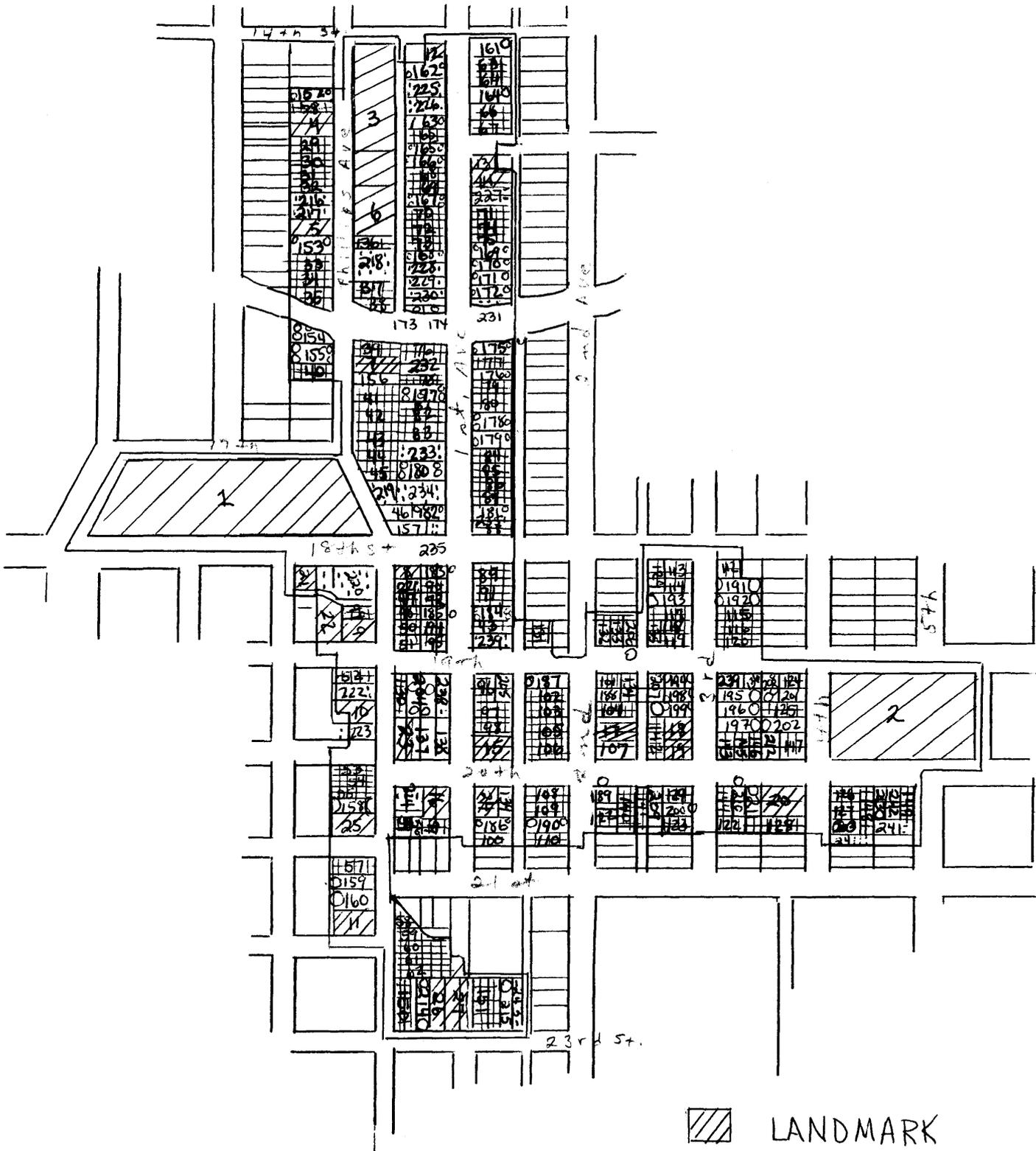
date entered

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|------|------------------------------|---|
| 239. | 1100 South Third Avenue | Rance J. Willey
1100 South Third Avenue
Sioux Falls, SD 57105 |
| 240. | 1216 South Fourth Avenue | Mark L. Hannuksela
1216 South Fourth Avenue
Sioux Falls, SD 57105 |
| 241. | 1205-1215 South Fifth Avenue | Sidney F. Becker
c/o Stephen Elkjer
1316 South Fourth Avenue
Sioux Falls, SD 57105 |
| 242. | 529-529½ East 20th Street | Alan H. Wehrenberg
529 East 20th Street
Sioux Falls, SD 57105 |
| 243. | 208 East 23rd Street | Clara L. Vust
208 East 23rd Street
Sioux Falls, SD 57105 |



ALL SAINTS
HISTORIC DISTRICT

-  LANDMARK
-  CONTRIBUTING
-  FABRIC
-  INTRUSION

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All Saints Historic District (Update)
Sioux Falls, South Dakota

Updated Property List for Contributing/Non-contributing Status

The 1982 National Register nomination for the All Saints Historic District in Sioux Falls, South Dakota, included two hundred and fifteen (215) contributing properties with a period of significance from 1880 to 1940, and a total of 243 properties. In keeping with the format for preparing nominations at the time, the resources within the district boundaries were labeled as Landmark, Contributing, Fabric, and Intrusion. As these are terms that are no longer appropriate and lend themselves to confusion, the resources were re-evaluated to assess contributing and non-contributing status. This amendment also denotes the presence of contributing and non-contributing ancillary buildings such as detached garages or other outbuildings which was not included in the original nomination.

In re-evaluating the district, it has been determined that the period of significance should remain as originally nominated (1875 to 1940) which best represents the overall character and setting of the neighborhood. The district is significant for its architectural merit as well as its contribution to the residential development of Sioux Falls.

The original boundaries for the district remain unchanged and the properties located within the established boundaries remain relatively unaltered and still exhibit a high degree of architectural and historic integrity. The overall setting is also intact and all landscaping, including Lyons Park, retains its historic appearance.

The initial evaluations of the resources were based on their condition at the time of listing in 1982. Since that time most of the buildings have remained intact with little or no alterations that would detract from the circa 1982 appearance. For this reason, most of the properties previously denoted as Landmark and Contributing were updated to contributing designations while those previously deemed Intrusion (those that post-dated 1945) were changed to non-contributing status. The properties that required additional assessment were those listed as Fabric, which referred to resources that were intact but not particularly distinctive examples of the period, and those that were distinctive but had been altered considerably. All Fabric properties were re-evaluated for either contributing or non-contributing status based on current standards for eligibility.

This update enumerates a total of three hundred and seventy-four (374) contributing resources and forty-eight (48) non-contributing resources located within the district. The contributing resources include two hundred fourteen (214) primary residential dwelling buildings, one hundred fifty-nine

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residential garages or outbuildings (159), and one (1) public park. Twenty-seven (27) of the non-contributing resources are primary residential dwelling buildings, and the remainder are non-contributing outbuildings. The original count of the 1982 nomination did not include the garages and outbuildings. In addition, one contributing primary residence, 746 South Phillips Avenue, has been moved out of the district subsequent to the original nomination of the historic district.

During the re-evaluation process the period of significance was also considered for possible adjustment to allow for contributing designations for resources built up to 1952. Although a few houses in the district now meet the established fifty-year age criterion for consideration of eligibility, an overwhelming percentage (94%) of the resources contained therein pre-date 1945. Approximately 8 percent were constructed before 1900, roughly 18 percent were built between 1900 and 1909, 50 percent date between 1910 and 1919, and 18 percent of the dwellings were built between 1920 and 1945. Since only 5 percent of the houses date after 1945, the overall character of the neighborhood is representative of an older period and the later houses are not indicative of the defining character of the neighborhood which is composed primarily of Victorian and Revival style houses. Given that the architecture and setting is more typical of early twentieth-century building patterns and residential planning and the fact that the original nomination stipulates that anything dating after 1945 is ineligible, the period of significance should therefore remain as stated in the 1984 document. For this reason, all buildings that post-date 1940 were revised with a non-contributing designation.

The following inventory is based on the 2001 review and reassessment of the all Saints Historic District. Resources are listed by address, historic name (where known), date of construction, and designation (contributing or non-contributing) for primary and secondary buildings. No additional resources were considered for inclusion.

All Saints Historic District (Update) Sioux Falls, South Dakota

	Address	Historic Name	Date	Primary Residence	Out-building
Park	Phillips Avenue & 14th Street	Lyon's Park	1928	C	
619	South Phillips Avenue		1890	C	
625	South Phillips Avenue	Kenwen Apartments	1926	C	
701	South Phillips Avenue	Dennis McKinney House	1912	C	C
703	South Phillips Avenue		1916	C	
705	South Phillips Avenue		1911	C	
707	South Phillips Avenue		1905	C	C
709	South Phillips Avenue		1911	C	
711	South Phillips Avenue	Francis Apartments	1919	NC	

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All Saints Historic District (Update) Sioux Falls, South Dakota

	Address	Historic Name	Date	Primary Residence	Out-building
713	South Phillips Avenue		1917	NC	C
715-717	South Phillips Avenue		1911	C	
719	South Phillips Avenue		1908	C	C
721	South Phillips Avenue		1912	C	C
723-725	South Phillips Avenue		1929	C	
727	South Phillips Avenue		1935	C	C
750	South Phillips Avenue		1930	C	
754	South Phillips Avenue		1971	NC	
758	South Phillips Avenue	The Women's Club	1941	C	
762	South Phillips Avenue		1910	C	
801	South Phillips Avenue		1910	C	
802	South Phillips Avenue		1885	C	
803	South Phillips Avenue		1913	C	C
804	South Phillips Avenue	Arthur B. Newson House	1915	C	NC
805	South Phillips Avenue		1919	C	C
808	South Phillips Avenue		1906	C	C
812	South Phillips Avenue		1910	C	C
818	South Phillips Avenue		1903	C	C
834	South Phillips Avenue		1906	C	C
900	South Phillips Avenue		1900	C	
906	South Phillips Avenue		1915	C	C
910	South Phillips Avenue	Phillips Apartments	1966	NC	
928	South Phillips Avenue		1902	C	C
930	South Phillips Avenue		1906	C	
1000	South Phillips Avenue	Charles Christopherson House	1903	C	C
1001-1005	South Phillips Avenue		1940	C	C
1004	South Phillips Avenue		1903	NC	
1008	South Phillips Avenue		1903	C	
1010-1012	South Phillips Avenue		1903	C	C
1015	South Phillips Avenue		1919	C	C
1016	South Phillips Avenue		1903	C	
1022	South Phillips Avenue		1903	C	NC
1031	South Phillips Avenue	W.L. Baker House	1890	C	
1103	South Phillips Avenue		1907	C	C
1107	South Phillips Avenue		1900	C	NC
1109	South Phillips Avenue	Daniel Glidden Duplex	1900	C	
1115-1117	South Phillips Avenue		1947	NC	
1200-1202	South Phillips Avenue		1949	NC	
1203	South Phillips Avenue		1916	C	C
1207	South Phillips Avenue		1916	C	C

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All Saints Historic District (Update) Sioux Falls, South Dakota

	Address	Historic Name	Date	Primary Residence	Out-building
1211	South Phillips Avenue		1923	C	C
1212	South Phillips Avenue		1931	C	C
1215	South Phillips Avenue		1930	C	C
1301	South Phillips Avenue		1915	C	C
1303	South Phillips Avenue		1939	C	C
1306	South Phillips Avenue		1890	C	C
1307	South Phillips Avenue		1919	C	C
1309	South Phillips Avenue	D. Clinton Jewett House	1916	C	C
1308-1310	South Phillips Avenue		1916	C	C
1312	South Phillips Avenue		1915	C	C
1314	South Phillips Avenue		1918	C	C
1316	South Phillips Avenue		1918	C	C
601	South 1st Avenue	Dunham Hospital Bldg.	1900	C	C
602	South 1st Avenue		1910	C	
603-605	South 1st Avenue		1912	C	C
606	South 1st Avenue		1905	C	
607	South 1st Avenue		1948	NC	C
609	South 1st Avenue		1910	NC	C
610	South 1st Avenue		1905	C	C
611-611.5	South 1st Avenue		1931	C	C
613	South 1st Avenue		1911	C	C
614-616	South 1st Avenue		1907	C	
615	South 1st Avenue		1912	C	C
620	South 1st Avenue		1886	C	C
617	South 1st Avenue		1912	C	C
622	South 1st Avenue		1880	C	C
700	South 1st Avenue	Wallace Dow House	1885	C	C
703	South 1st Avenue		1914	C	C
704-706	South 1st Avenue	Wallace-Dow Duplex	1895	C	NC
705	South 1st Avenue		1912	C	NC
707-709	South 1st Avenue		1924	C	C
711-713	South 1st Avenue		1915	C	C
712-712.5	South 1st Avenue		1885	NC	
714	South 1st Avenue		1902	C	C
715	South 1st Avenue		1915	C	
717	South 1st Avenue		1917	C	C
718	South 1st Avenue		1910	C	C
719-721	South 1st Avenue		1922	C	
720	South 1st Avenue		1890	C	

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	Address	Historic Name	Date	Primary Residence	Out-building
728	South 1st Avenue		1900	C	C
727	South 1st Avenue		1900	NC	
730	South 1st Avenue		1919	C	C
731	South 1st Avenue		1953	NC	C
732	South 1st Avenue		1895	C	C
735	South 1st Avenue		1960	NC	
736	South 1st Avenue		1938	C	C
738	South 1st Avenue		1940	NC	
739	South 1st Avenue		1880	C	
741	South 1st Avenue		1885	C	C
801-803	South 1st Avenue		1905	C	C
804-806	South 1st Avenue		1920	C	C
805-807	South 1st Avenue		1962	NC	NC
808	South 1st Avenue		1900	C	C
810	South 1st Avenue		1924	C	C
821	South 1st Avenue		1916	C	C
825	South 1st Avenue		1906	C	C
826	South 1st Avenue		1913	C	
828	South 1st Avenue		1913	C	C
829	South 1st Avenue		1914	C	C
830	South 1st Avenue		1913	C	C
831	South 1st Avenue		1922	C	
910	South 1st Avenue		1920	C	C
911	South 1st Avenue		1932	C	C
912	South 1st Avenue		1916	C	C
913	South 1st Avenue		1940	NC	C
914	South 1st Avenue		1916	C	C
915	South 1st Avenue		1939	C	C
916	South 1st Avenue		1915	C	C
917	South 1st Avenue		1939	NC	C
918	South 1st Avenue		1917	C	C
920	South 1st Avenue		1936	C	C
922	South 1st Avenue		1928	NC	C
925	South 1st Avenue		1919	C	
929	South 1st Avenue		1946	NC	NC
930	South 1st Avenue		1915	C	C
1001	South 1st Avenue		1903	C	C
1002	South 1st Avenue		1900	C	NC
1005	South 1st Avenue		1903	C	
1008	South 1st Avenue		1885	C	C

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	Address	Historic Name	Date	Primary Residence	Out-building
1009	South 1st Avenue		1903	C	C
1012	South 1st Avenue		1919	C	C
1017	South 1st Avenue		1903	C	C
1019	South 1st Avenue		1903	C	C
1018-1020	South 1st Avenue		1916	C	C
1021	South 1st Avenue		1903	C	C
1024	South 1st Avenue		1888	NC	C
1100	South 1st Avenue		1922	C	C
1101-1103	South 1st Avenue		1951	NC	NC
1112	South 1st Avenue		1922	C	
1114	South 1st Avenue		1900	C	C
1118	South 1st Avenue	Erick Swenson House	1900	C	C
1203	South 1st Avenue	E. Coughran House	1887	C	C
1215	South 1st Avenue		1936	C	C
1218	South 1st Avenue		1914	C	C
1220	South 1st Avenue		1913	C	C
1100	South 2nd Avenue		1919	C	C
1101	South 2nd Avenue		1919	C	C
1102	South 2nd Avenue		1916	C	C
1109	South 2nd Avenue		1916	C	C
1111	South 2nd Avenue		1915	C	C
1112	South 2nd Avenue		1919	C	C
1113	South 2nd Avenue		1915	C	C
1114	South 2nd Avenue	Robert Perkins House	1912	C	C
1117	South 2nd Avenue		1888	C	C
1122	South 2nd Avenue		1913	C	C
1200	South 2nd Avenue		1940	C	
1201	South 2nd Avenue		1921	C	C
1203	South 2nd Avenue		1923	C	C
1205	South 2nd Avenue		1911	C	C
1207	South 2nd Avenue		1912	C	C
1220	South 2nd Avenue		1916	NC	NC
1000	South 3rd Avenue		1905	C	C
1001	South 3rd Avenue		1913	C	C
1103	South 3rd Avenue		1915	C	C
1004	South 3rd Avenue		1905	NC	
1006	South 3rd Avenue		1912	C	C
1008	South 3rd Avenue		1912	C	C

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	Address	Historic Name	Date	Primary Residence	Out-building
1009	South 3rd Avenue		1914	C	C
1010	South 3rd Avenue		1890	C	
1011	South 3rd Avenue		1914	C	C
1017	South 3rd Avenue		1916	C	C
1019	South 3rd Avenue		1915	C	C
1020	South 3rd Avenue		1919	C	C
1100	South 3rd Avenue		1913	C	C
1101	South 3rd Avenue		1915	C	C
1102	South 3rd Avenue		1915	C	
1106	South 3rd Avenue		1916	C	C
1108	South 3rd Avenue		1919	C	C
1109	South 3rd Avenue		1915	C	C
1111	South 3rd Avenue		1911	C	
1117	South 3rd Avenue	Edgar Wenzlaff House	1917	C	
1119	South 3rd Avenue	Henry Carlson House	1918	C	C
1201	South 3rd Avenue		1920	C	
1205	South 3rd Avenue		1916	C	C
1206	South 3rd Avenue		1920	C	C
1207	South 3rd Avenue		1914	C	C
1101	South 4th Avenue		1915	C	C
1103	South 4th Avenue		1917	C	C
1113	South 4th Avenue		1915	C	NC
1115	South 4th Avenue		1911	C	C
1116	South 4th Avenue	Longfellow School	1916	C	C
1200	South 4th Avenue		1922	C	NC
1201	South 4th Avenue	Thos. Y. Stevenson House	1910	C	C
1204	South 4th Avenue		1915	C	C
1205	South 4th Avenue		1918	C	C
1212	South 4th Avenue		1914	C	C
1216	South 4th Avenue		1947	NC	
1215	South 5th Avenue		1912	NC	C
101	West 17th Street	All Saints School	1884	C	
315	East 18th Street		1916	C	
103	East 19th Street	Louis Caillie House	1898	C	NC
107	East 19th Street	Koch Apartments	1900	C	

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	Address	Historic Name	Date	Primary Residence	Out-building	
118	West 19th Street	Roger Dnnis House	1912	C	C	
204	East 19th Street		1919	C		
209	East 19th Street		1920	C	C	
302	East 19th Street		1915	C	C	
304	East 19th Street		1916	C	C	
308	East 19th Street		1937	C	C	
311	East 19th Street		1916	C	C	
312	East 19th Street		1914	C	C	
315	East 19th Street		1915	C	NC	
415	East 19th Street		1915	C		
417	East 19th Street		1918	C	C	
104	East 20th Street		Cyrus Grannis House	1903	C	C
108	East 20th Street			1903	C	C
114	East 20th Street		1905	C	C	
201	East 20th Street	A. H. Beach House	1924	C		
205	East 20th Street		1911	C	C	
305	East 20th Street		1916	C	C	
309	East 20th Street		1916	C	C	
311	East 20th Street		1918	C	NC	
312	East 20th Street		1913	C	C	
400	East 20th Street		1914	C	C	
401	East 20th Street		1915	C	C	
402	East 20th Street		1922	C		
423	East 20th Street		1915	C	C	
425	East 20th Street		1915	C	NC	
426	East 20th Street		1926	C	NC	
428	East 20th Street		1920	C		
430	East 20th Street		1920	C		
505	East 20th Street		1916	C	C	
527	East 20th Street		1918	C		
529-529.5	East 20th Street	1925	NC			
533	East 20th Street	1916	C	NC		
100	West 21st Street	Frank T. Williams House	1918	C	C	
100	East 23rd Street		1920	C	C	
104	East 23rd Street		1940	C	NC	
106	East 23rd Street	Russell Bell House	1917	C	NC	

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	Address	Historic Name	Date	Primary Residence	Out-building
110	East 23rd Street	Edward Tornberg House	1919	C	NC
200	East 23rd Street		1915	C	C
204	East 23rd Street		1915	C	C
208	East 23rd Street		1959	NC	
131	West 18th Street	Sivert Christenson House	1902	C	