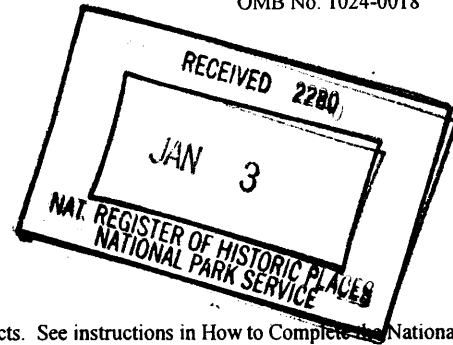


49

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Hayes Historic District
other names/site number Hayes Addition

2. Location

street & number Roughly bounded by the south side of West 22nd Street to the north side of West 26th Street, and by South Dakota Avenue to the west side of South Phillips Avenue. not for publication N/A
city or town Sioux Falls Vicinity N/A
state South Dakota Code SD county Minnehaha code 099 zip code 57105

3. State/Federal Agency Certification

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

Jay D. Vogt
Signature of certifying official

12-14-2005
Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,

(explain:)

John
Signature of the Keeper

Date of Action

Edson H. Beall *2.14.06*

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

Contributing	Noncontributing	
<u>184</u>	<u>44</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>3</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>187</u>	<u>44</u>	Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

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

Current Functions (Enter categories from instructions)

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

7. Description

Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

Prairie School

Colonial Revival

Tudor Revival

Minimal Traditional

Materials (Enter categories from instructions)

Foundation CONCRETE

Roof ASPHALT

Walls WOOD: Weatherboard

STUCCO

Other BRICK

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

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1886-1939

Significant Dates 1886

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: N/A

10. Geographical Data

Acreage of Property Approximately 31 acres

UTM References

(place additional UTM references on a continuation sheet.)

A
Zone Easting Northing
B

C
Zone Easting Northing
D

See continuation sheet

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

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

11. Form Prepared By

name/title Megan Dobbs Eades, Consultant

organization Historic Preservation Consultants of Middle Georgia

date March 2004

street & number 2983 Victoria Circle

telephone (478) 476-8549

city or town Macon state GA

zip code 31204

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

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

Hayes Historic District
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 8

Architectural Classification

- Other: National Folk
- Tudor Revival
- Colonial Revival
- Dutch Colonial Revival
- Other: American Foursquare
- Other: Folk Victorian
- Other: Minimal Traditional
- Other: Contemporary
- Other: Ranch
- Mixed
- No Distinctive Style

Materials

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 9

NARRATIVE DESCRIPTION

The Hayes Historic District is located in the south central portion of Sioux Falls, Minnehaha County, South Dakota and contains properties adjacent to two previously designated historic districts: the McKennan Park Historic District and the Sherman Historic District. The proposed district covers approximately 12 full and 4 half-blocks and is located just south of downtown Sioux Falls. The area is bounded by the south side of West 22nd Street, by the west side of South Phillips Avenue, the north side of 26th Street, and by South Dakota Avenue. The district features a gently sloping topography with an abundance of trees, shrubs, and bushes. In keeping with the surrounding historic districts, uniformly sized blocks with consistently spaced lots and property setbacks characterize the Hayes District. The straight streets conform to the typical grid pattern commonly found throughout Sioux Falls.

The Hayes Historic District includes a total of 231 buildings, of which 139 are residences and 92 are secondary structures, namely detached garages. Of the 139 residences, most (86%) were built prior to 1939. The majority of residences were built between 1910 and 1929, with 88 of the 139 properties (63%) being built during this time. Of those, 28 (20%) were built between 1910-1919, and 60 (43%) were built between 1920-1929. The predominant styles are divided among four popular styles with a total of 26 Craftsman (19%), 18 Colonial Revival (13%), 35 Prairie (25%), and 23 Tudor Revival (16%) residences. The remaining houses were categorized as Minimal Traditional, Ranch, Mixed, or No Style.

The majority of the homes in the Hayes Historic District have survived decades of time essentially intact. Of the 231 buildings, 115 primary and 66 secondary resources are considered contributing to the district. The remaining 50 properties (22%) are designated as non-contributing buildings: 3 are historic properties that have been altered, 18 are residences built after the period of significance, and 26 are secondary structures. There are three contributing objects: two quartzite horse hitches and a concrete cistern.

The eligibility of contributing and non-contributing resources was determined by several factors. The period of significance for the district was determined to be from 1886, when the Hayes Addition was platted, until 1939, because this was the time period in which the majority (86%) of the neighborhood's development occurred. Construction in the district dramatically decreased after 1939, with a total of only 10 houses built during the entire decade of the 1940 and only 8 were constructed after 1950. Those properties that fell within the period of significance, and that still retained a high degree of integrity, were deemed to be contributing resources within the district. Properties that were constructed after the period of significance, or that had been altered and lost integrity, were deemed to be non-contributing resources within the district.

Many of the buildings within the district are best classified by their architectural *type*, and represent popular forms such as gable and wing, or L-Plan; cross-gable; Foursquare; cottage; and bungalow. While these houses do not necessarily embody all the defining features of a particular academic architectural style, the dwellings do embody subtle details or distinctive features associated with popular styles such as Craftsman, Colonial Revival,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 10

Tudor Revival, and Prairie. Primary building materials include weatherboard, brick, and concrete cladding, asphalt shingle or wood shake roof materials, and brick, stone, or concrete (either poured or block) foundations. Most of the contributing buildings retain their historic materials or exhibit replacement materials that are like or compatible with the historic finishes. Exterior details and other defining features are also intact.

The streets contained within the district boundaries were platted in a grid pattern, and all streets retain their original widths with very few changes to the historic setting other than the addition of asphalt paving and contemporary street lamps. Within this neighborhood, all the buildings are set back uniformly from the street on consistently sized lots with well-manicured lawns. Deciduous trees, evergreens, a variety of shrubbery and other landscaping elements are prevalent throughout the neighborhood and contribute to the overall residential character of the district.

In summary, the Hayes Historic District is a substantially intact group of historic resources that reflect the community planning and development in Sioux Falls during the early decades of the twentieth century. As a collection of resources, the visual uniformity of house spacing, fairly consistent and compatible architectural styles and materials, and the overall historical and architectural integrity is quite strong. The district also retains the integrity of its setting and exhibits traditional patterns of land use.

All buildings within the district boundaries are described in the following section, and are arranged numerically by address with contributing/non-contributing status and date of construction (or estimated date based on available records). Secondary resources, such as garages, outbuildings, fences, and retaining walls are noted as well.

INVENTORY LIST

West 22nd Street

201/203 W 22nd Contributing 1918 (contributing gable-end, single-bay garage)

The original, two-story Prairie styled house that was remodeled to serve as a duplex but still retains its historic character. Typical Prairie style features include the hipped roof with wide, overhanging eaves and a centered, brick chimney. The stucco cladding is pierced with paired and triple sash windows with wood framing. Two half-hipped dormers are located on the north and south elevations, each of which contains two small three-pane encasement windows with vertical muntins. The two entrances are located at the center of the façade beneath a common lintel and are fronted by a broad concrete stoop and steps and bordered by metal railing.

207 W 22nd Contributing 1886

Two-story modified gable and wing house with stucco cladding and a steeply pitched cross-gable roof. As was common in late 19th century domestic architecture, particularly for modest housing, the dwelling has little

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 11

exterior ornamentation aside from a projecting gable-end entrance with single door. Although the lower façade window has been replaced with a single fixed-pane treatment, the remaining windows are double-hung sash with plain wood framing.

211 W 22nd Non-Contributing 1940 (non-contributing garage)

One-story cube cottage featuring a hipped roof, weatherboard cladding and a centered, brick chimney. The basic cube form has a recessed ell on the east elevation. The paired and single windows are one-over-one double-hung sash flanked by wood shutters.

331 W 22nd Contributing 1922

Two-story Foursquare characterized by a low-pitched hipped roof with wide, overhanging boxed eaves and a full-width, open porch with half-hip roof supported by three blocked piers. Two large one-pane windows are found on the first level. Two one by one double hung sash windows are located on the second story of the facade. Vinyl siding has replaced the original weatherboard cladding but does not diminish the overall integrity of the property. A one-story ell with shed roof is located on the east elevation.

333 W 22nd Contributing 1919 (contributing gable-end garage)

Two-story Foursquare with replacement vinyl siding, hipped roof, and wide overhanging boxed eaves. The off-center entrance has a gabled portico supported by triangular wood brackets and the front steps are flanked by concrete wingwalls. A triple window with one-over-one lights is located on the lower façade while a west facing hipped dormer has two one-pane windows.

401 W 22nd Contributing 1923 (contributing garage with clipped-gable roof)

One and one-half story frame dwelling with distinctive clipped gable roof. The house embodies modest exterior ornamentation concentrated in the projecting front entry portico with front-facing gabled roof supported by slender wood columns. The front steps are flanked by brick wingwalls with concrete caps. Paired and triple windows with six-over-one sashes and wooden shutters are located on either side of the front entrance. A partially enclosed porch addition with flat roof is located on the west end of the façade.

West 23rd Street

109/111 W 23rd Non-Contributing 1974

Typical of the ranch-style, this side-gable duplex joined by a centered, two-bay garage features wood siding and a flat façade pierced by single and paired one-over-one sash windows flanked by louvered shutters. The single-door entrances have concrete stoops bordered by iron railing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 12

200 W 23rd Contributing 1923

One-story Craftsman Bungalow with two large, front-facing gables featuring wood shingle infill, wide cornice boards, open eaves with exposed rafters, and slightly curved brackets. While the rest of the house has narrow weatherboard cladding, the open porch has a brick veneer and is supported by brick pillars. Brick wing-walls with concrete caps flank the steps leading up to the porch and the single-door entrance. The dominant façade elements include the dentilated wood cornice beneath the front gable end, a paired casement window in the upper front gable end, and the large plate glass window that lies to the west of the front entrance. Paired one-over-one sash windows are located on the east façade and there is one large shed dormer with a one-pane encasement window and decorative trim on the east elevation.

204 W 23rd Contributing 1923 (contributing side-gable garage)

Two-story Colonial Revival dwelling with wood shingle cladding, brick foundation, side-gable roof and symmetrical façade fenestration. The centered front entrance porch features a decorative crown portico with broken pediment supported by slender pilasters. The twelve-light half-glass front door is flanked by eight-pane sidelights and surrounded by paneled wood framing. The façade contains four sets of paired four-over-one sash windows with wood shutters and two four-light casement windows located in the upper center. A one-story addition with flat roof and paired windows has been added to the east side.

207/205 W 23rd Non-Contributing 1943

Two-story dwelling characterized by a cross-gable plan with two front-facing gables and a large three-bay oriel window. All other windows are single or paired six-over-six sash with the exception of a small pair of six-pane encasement windows in the upper façade and flanked by vertical board shutters. The entry is beautifully decorated with pilasters and a broken pediment.

208 W 23rd Contributing 1919 (contributing gable-end garage with hipped roof)

Two-story Prairie-style Foursquare with stucco cladding and a low-pitched hip roof. A prominent, flat roofed front porch graces the front façade and is partially enclosed by a ribbon of four-over-one double-hung sash windows with vertical muntins. Concrete steps leading to the porch are flanked by stucco-clad wingwalls. The remaining windows are either single or paired windows with five-over-one lights divided by vertical muntins.

217 W 23rd Contributing 1915 (contributing garage with hipped roof)

Two-story Foursquare with weatherboard cladding and a low-pitched hipped roof with wide, boxed eaves. A large hipped dormer with paired five-light casement windows is centrally located on the façade, which also contains four sets of paired sash windows flanked by louvered wooden shutters. Two large pilasters, beveled wood siding, and screen infill grace a projecting entry porch with half-hipped roof. Concrete steps and stucco wingwalls with concrete caps front the entry porch.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 13

220 W 23rd Contributing 1926 (contributing side gable, double-bay garage)
Two and one-half story Prairie-style dwelling with gabled roof, weatherboard cladding, and exposed concrete foundation. The moderately pitched gable end roof has extended, boxed eaves and decorative vergeboards with slightly curving ends. A smaller front-facing gable end contains the open entry porch supported by flared wooden posts and grouped four-over-one sash windows with vertical muntins. The upper façade contains two four-over-one sash windows with vertical muntins flanked by wood shutters and a single four-over-one sash window is located in the upper gable end. Narrow wood cornices divide the upper portions of both the front gable ends.

221 W 23rd Contributing 1910 (attached garage)
Two-story dwelling characterized by the irregular cross-gable plan with truncated, or clipped, gable end on the facade. Two extracted dormers are located on the east and west sides above decorative wood brackets. A large screened porch with half-hipped roof extends across the façade and wraps around to the west elevation. The east side of the porch is enclosed with blocked piers supporting the roof. Most windows are one-over-one double hung sashes with plain wood framing. A one-story garage addition is attached to the east side of the dwelling but does not detract from the overall character of the house.

222 W 23rd Contributing 1916 (non-contributing garage)
Two-story Prairie with hipped roof and extended, boxed eaves. The house is characterized by the multiple half-hip extensions on the façade and east elevation: a one-story projecting ell is located on the west façade end while an enclosed entry porch on the east end has a half-hip roof and is fronted by brick wingwalls. A centered, front facing hipped dormer features an elongated five-pane window. Most of the sash windows have a three-over-one configuration divided by vertical muntins. Alterations to the house include new vinyl siding, a new east facing oriel window, and front room addition.

320 W 23rd Non-Contributing 1949 (attached garage)
Although the date precludes eligibility, this house is a good example of the Minimal Traditional style defined by the side gable plan pierced by two large gabled dormers, exterior end chimney, and wide weatherboard cladding. Other notable features include the centered projecting entrance that is fronted by a wide brick and concrete stoop and flanked by brick wingwalls. Windows are single and triple sash with a one-over-one configuration.

West 24th Street

101 W 24th Non-Contributing 1976 (attached garage)
One-story Ranch dwelling that most likely replaced an earlier building. Unlike most of the surrounding properties, this dwelling features an elongated plan with low-hipped roof and large attached garage. Windows are one-over-one sash in either paired or grouped arrangements.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 14

116 W 24th Contributing 1910 (contributing single-bay gable end garage)
One-story frame bungalow featuring a hipped roof bisected by two front-facing gables. A shed dormer is centered between the two gables directly above the shed roof of the front porch. This recessed porch features four square piers and is fronted by double steps and iron railings. Large extruding four-over-one double-hung sash windows are located in the gable ends while a grouped window lies next to the single door entrance beneath the porch.

200 W 24th Contributing 1925 (attached garage)
Two-story Colonial Revival dwelling characterized by wood shingle cladding, gambrel roof and symmetrical fenestration. A side gable dormer extends across most of the upper façade and is pierced by paired and single three-over-one sash windows. Grouped windows composed of casement windows with seven-light transoms flanked by three-over-one sash windows are located on either side of the centered, projecting entrance. This unusual entrance features a parapet roof with decorative exposed rafters supported by a pair of dentilated pilasters. An exterior end brick chimney is located on the east end of the house.

201 W 24th Contributing 1922 (non-contributing gable end garage)
Two-story Prairie that features contrasting exterior cladding: narrow weatherboard on the lower portion of the house is divided from the wood shingle siding on the upper portion by a beveled wood beltcourse. One-story ells with parapet roofs are located on the east and west elevations in keeping with the overall symmetry of the façade. Paired sash windows with wood shutters are even positioned in both the upper and lower bays and the centered, projecting entrance has a parapet roof like the east and west ells. The single door entrance is sheltered by an extended flat roof supported by decorative knee braces and engaged pilasters.

210 W 24th Non-Contributing 1926 (attached garage)
Two-story Foursquare with hipped gable roof stucco and shingle cladding, wide, boxed eaves, and ground-level garage addition has added a garage to its front façade. Two pilasters that look like half rounded classical columns decorate the entry which is flanked by brick wingwalls with concrete caps. The front window has a large six by one double-hung sash flanked by two smaller three-over-one double-hung sashes.

218 W 24th Contributing 1921 (contributing single-bay garage with hipped roof)
Two-story Prairie features a hipped roof with extended, boxed eaves, weatherboard cladding, and exposed brick foundation. Unlike many of the other Prairie dwellings in the district, this property has an off-center, recessed entrance with half-hip roof is located in the west corner of the house. A single brick and concrete wingwall lies on the west side of the concrete steps that provide access to the enclosed entrance. Other features include a wide half-hipped awning with decorative knee brackets above grouped four-over-one sash windows, and a brick exterior end chimney. An east-side hipped addition may have been added in later years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 15

219 W 24th Contributing 1922 (attached garage)

Two-story Colonial Revival with elements such as the symmetrical façade fenestration composed of single eight-over-one sash windows with louvered wood shutters and centered projecting entrance. This distinctive enclosed entry porch features a single paneled wood door with decorative beveled wood molding and a fanlight. The gable-end roof has a narrow wood cornice with returns and is supported by engaged columns. Other notable features include the exposed brick foundation and wood shingle cladding. The attached garage on the west elevation is a recent addition.

221 W 24th Contributing 1919 (contributing single bay gable end garage)

Two-story Prairie defined by a low-pitched hipped roof with extended eaves, decorative wood cornice and contrasting vertical board corner trim. The house features narrow weatherboard cladding and a symmetrical fenestration composed of single three-over-one sash windows with vertical muntins on either side of a single, fixed pane window with four lights on the upper façade and paired three-over-one sash windows with vertical muntins on the lower façade. A centered, single door entrance lies beneath an open entry porch with flat roof and large blocked piers.

311 W 24th Non-Contributing 1941 (non-contributing garage)

One and one-half story dwelling with a steeply pitched cross-gable plan, weatherboard cladding, and original wood shingle roof. The dominant front-facing gable end contains two single sash windows with wood shutters while the side gable portion of the façade features paired sash windows with shutters and a single-door entrance sheltered by a shed roof that is supported by plain knee braces.

318 W 24th Contributing 1934

One and one-half story dwelling with subtle Tudor Revival elements such as the stucco cladding, cross-gable plan and recessed entrance. Double front-facing gables, the smaller of which features flared walls and a double arched entrance with brick voisoirs, define the house. The larger gable end contains paired six-over-one sash windows with brick sills identical to those found on the side gable portion of the façade.

320 W 24th Contributing 1934

Similar to its neighbors at 318 W 24th and 1512 S Dakota, this modest Tudor Revival dwelling features a cross-gable plan with steeply-pitched roof, stucco cladding, and an exterior end chimney. The façade consists of double front-facing gables: the smaller gable features flared walls with brick trim and a slightly recessed entrance beneath an arched opening with brick voisoirs; the larger gable end contains paired six-over-one sash windows in the upper portion and a four-bay oriel window with twelve-light encasement windows on the lower level. Paired sash windows with a brick sill are located in the side gable portion of the façade. A shed dormer is located on the south elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 16

321 W 24th Contributing 1925

Two-story Colonial Revival dwelling with a moderately pitched side gable roof, wide weatherboard cladding, and a brick exterior end chimney. The symmetrical façade consists of single eight-over-eight sash windows flanked by louvered shutters and topped by beveled wood lintels. A pediment supported by engaged columns and a narrow cornice frames a centered, single door entrance with fanlight.

West 25th Street

108 W 25th Contributing 1930 (non-contributing garage)

One and one-half story frame dwelling with steeply pitched gable roof with cornice returns, wood cladding, and concrete block foundation. A gabled portico features a triangular pediment supported by blocked columns and is fronted by concrete steps flanked by concrete block wingwalls. The façade contains two sets of paired three-over-one sash windows with louvered shutters. Both the east and west elevations feature shed wall dormers with two three-over-one sash windows.

109 W 25th Contributing 1921 (contributing single-bay gable end garage)

One and one-half story Craftsman bungalow with replacement vinyl siding and a moderately pitched side gable roof with overhanging eaves supported by knee braces. The dominant feature is a large gabled dormer with exposed rafters beneath the extended eaves and knee braces. Shingle infill surrounds the triple three-over-one sash windows with vertical muntins. Two flared piers at each end and a smaller blocked column near the entrance support the full-width open porch. The lower façade contains a single-door entrance flanked by louvered shutters and a triple window composed of a fixed center pane and two sash windows and flanked by louvered shutters.

111 W 25th Contributing 1927 (contributing gable end garage)

One and one-half story dwelling with modest Tudor Revival elements in the decorative half-timbering in the gable-ends and steeply pitched gable roof. The house is characterized by weatherboard cladding beneath a narrow wood beltcourse and stucco cladding in the upper façade. A gabled portico forms the open entry porch and is supported by paired blocked columns and fronted by concrete steps and brick wingwalls with concrete caps. Paired three-over-three sash windows with wood framing are located in the center of the gable end and on the east side of the façade.

115 W 25th Contributing 1920 (attached garage)

One and one-half story bungalow characterized by a low-pitched side gable roof pierced by a large gabled dormer with extended eaves supported by knee braces. A triple window with four-over-four configuration is located in the dormer and the lower façade contains paired and grouped windows with the same configuration. Striped awnings cover the east elevation windows and the house also features a distinctive attached basement level garage.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 17

201 W 25th Contributing 1914 (non-contributing gable end garage)
Two-story Craftsman dwelling distinguished by the paired and triple four-over-four sash windows with vertical muntins, side gable roof with extended eaves and exposed rafters, gabled dormer and gabled portico, both with flared eaves. Other defining features include the paired fixed-pane windows with vertical muntins in the dormer, two sets of three blocked columns that support the portico, and wide beltcourses that run above the lower façade windows and beneath those on the upper level. The contrasting exterior cladding consists of painted wood shingle cladding on the upper level and narrow weatherboard siding below. Brick wingwalls flank the concrete steps leading to the portico.

205 W 25th Contributing 1912 (contributing gable end garage) (contributing horse hitch)
Two-story Craftsman dwelling with a weatherboard cladding, low-pitched hipped roof with extended eaves and an off-center entrance beneath a half-hipped roof supported by decorative curved brackets. A ribbon of three eight by one double hung sash and a pair of eight by one double hung sash is found on the front façade of the first level. The façade also contains an elongated ribbon window composed of three, small three-by-one double-hung sashes. An original granite horse hitch sits in front of the home.

212 W 25th Contributing 1920
Two-story frame Prairie with hipped roof, extended eaves, and narrow weatherboard cladding. A one-story front ell with hip roof contains the off-center entrance and large single encasement window flanked by two four by four double-hung sash windows with black shutters to the sides. Three pairs of five by one double-hung sash windows are found on the front façade.

215 W 25th Contributing 1921 (non-contributing gable end garage)
Two-story Prairie with very low-pitched hip roof, overhanging boxed eaves, single and grouped sash windows with vertical muntins, and an interior end brick chimney. The prominent entrance is marked by an enclosed entry porch with hipped roof and slightly recessed entrance flanked by decorative beveled pilasters and cornice. Wide concrete steps provide access to the front entrance.

218 W 25th Contributing 1919 (contributing single-bay gable end garage)
Two-story Prairie style dwelling characterized by its low-hipped roof with extended boxed eaves, narrow weatherboard cladding, and one-story hipped extensions on the façade. An open entry porch has a half-hipped roof supported by slightly flared piers atop painted brick walls that echoes the similar construction of the one-story front ell that contains paired sash windows. A ribbon of three eight by one double hung sash windows is located between these two projecting features. The second level has a small pair of eight by one double hung sash windows, two separate eight-over-one double-hung sashes, and an elongated four-pane window. The clapboard siding looks original.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 18

- 221 W 25th Contributing 1923 (contributing gable end garage)
Two-story Craftsman house featuring a prominent side gable with a large dormer. The dormer is gabled with a pair of elongated six pane windows and flared eaves. The eaves are wide, open, and have the rafters exposed. A front entry shed portico is found over the main entry. Triangular brackets support its weight. Four pairs of four by one double hung sash are found on the front façade. A shed-roofed room on the East Side is a possible addition. There's a small West Side porch with access from the upper bedroom. Clapboard and wood shakes are original. An outside end chimney is found on the East Side.
- 222 W 25th Contributing 1918 (attached garage)
One-story Craftsman bungalow characterized by its distinctive low-pitched cross-gable roof with overhanging eaves, exposed rafters, and decorative knee braces above a dentilated cornice. The unusual cladding is composed of two different types of wood shakes, one of which is very unique to the neighborhood. The unique shakes have a fluctuating repetitive pattern. Unlike some of the districts' other bungalows, this house is only one story in height with a more elongated plan. The dominant façade feature is the projecting gable end that contains a large screened porch. The remaining façade fenestration includes two sets of paired six-over-one double hung sash windows with wood framing. A large rear garage and room have been added.
- 301 W 25th Contributing 1928 (contributing garage/outbuilding)
One and one-half story Craftsman dwelling that features double front-facing gables with overhanging eaves supported by triangular brackets on the façade as well as prominent shed dormers with extended eaves and exposed rafters on the east and west elevations. The one-story enclosed porch is contained within the smaller, low-pitched gable and consists of a symmetrical fenestration made up of triple four-over-one sash windows with vertical muntins on either side of a centered entrance with two-over-one sidelights. The larger gable end has a steeply pitched roof and is pierced by paired eight-over-one sash windows with beveled wood framing. Other features include wood shingle infill in the upper gable ends, weatherboard cladding on the remaining walls, exposed brick foundation and brick wingwalls with concrete caps that line the front steps.
- 303 W 25th Contributing 1919 (contributing single-bay gable end garage)
Two-story Prairie with elements such as a low-pitched hipped roof, weatherboard cladding, and full-width open porch with half-hipped roof. Windows are generally single one-over-one-double hung sash with the exception of the triple one-over-one windows located on the lower façade.
- 305 W 25th Contributing 1931 (contributing single-bay flat roof garage)
One and one-half story stucco dwelling with modest Tudor Revival features. The defining elements include stucco cladding, cross-gable plan with dominant front gable, and exterior façade chimney. The enclosed entry porch features a gabled roof with slightly flared eaves and walls. Two sets of paired six-over-one sash windows with wood framing are located on each side of the centered entrance and a single sash window pierces the upper gable end.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 19

- 313 W 25th Non-Contributing 1941 (non-contributing garage)
One and one-half story frame dwelling with a cross-gable plan and wide wood siding. Typical of the Minimal Traditional style popular during this period, the house features six-over-one sash windows with beveled wood frames and louvered shutters. Blocked columns flank the centered entrance.
- 316 W 25th Contributing 1923 (contributing single-bay side gable garage)
Two-story Prairie style with such elements as a pyramidal hipped roof and a symmetrical fenestration composed of single sash windows flanked by louvered shutters and a centered portico with half-hipped roof supported by slender Doric columns. The single and paired sash windows have a five-over-one configuration with vertical muntins. Other features include wide weatherboard cladding, exposed brick foundation, and brick wingwalls with concrete caps that line the front entrance steps.
- 319 W 25th Contributing 1930 (contributing single-bay gable end garage)
Two story Colonial Revival residence characterized by its prominent gambrel roof with large shed dormers. A front entry portico has an arched pediment, fanlights, and large triangular brackets that rest upon beveled wood pilasters. Other defining elements include the eight-over-one windows with vertical board shutters and the multi-paned front door with sidelights.
- 320 W 25th Contributing 1921 (attached garage)
Two-story stucco dwelling that represents an unusual interpretation of the Tudor Revival style. This property features a very smooth stucco cladding that enhances the unique slanted edges of the façade walls. Two of the most prominent features are a large projecting bay that contains four twelve-pane encasement windows and the deeply recessed front entrance beneath a large arched doorway with arched shutters that mimics the arched window on the front façade. Other features include multiple-paned casement and sash windows with louvered shutters and an exterior end chimney.
- 321 W 25th Contributing 1928 (non-contributing garage)
One and one-half story gable and wing house that embodies Tudor Revival elements such as the steeply-pitched front-facing gable with projecting eaves and returns, stucco cladding, interior end chimney, and projecting entry porch. This open porch with gabled roof features three (one on each wall) arched openings that provide access to the deeply recessed front entrance and the brick and concrete patio that fronts the west end of the façade. Paired and triple six-over-one sash windows with slightly arched lintels are located on each side of the entry porch and a single sash window with identical wood pierces the upper gable end. Curved concrete steps lead to the brick and concrete stoop.
- 400 W 25th Contributing 1915 (contributing double-bay garage w/ parapet roof)
Two-story Colonial Revival residence defined by its gambrel roof with shed dormers on both the façade and north elevation. The front entry has a gabled portico supported by blocked piers while a second, flat roofed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 20

enclosed porch is located on the west side of the home. Windows are single and grouped eight-over-one sash. Vinyl siding has replaced the original clapboard.

West 26th Street

- 126 W 26th Contributing 1912 (contributing single bay gable end garage)
One and one-half story gable front dwelling with steeply pitched roof, extended eaves and returns, stucco cladding, and a full-width open porch. Two one-over-one sash windows are located in the upper façade; a six-pane fixed window flanked by one-over-one sash windows is located next to the single door front entrance. Shed dormers are located on the east and west elevations. The original clapboard siding has been covered with stucco, as has the original brick of the chimney. An original and working cistern is on the north side.
- 128 W 26th Non-Contributing 1951 (non-contributing single-bay gable end garage)
Single-story Minimal Traditional house featuring a side gable plan with enclosed, gabled entry porch and wood shake cladding.
- 200 W 26th Contributing 1921 (contributing quartzite horse hitch)
Two-story Foursquare with narrow weatherboard cladding, hipped roof, and brick foundation. Two large block piers support the flat-roofed portico entrance. The paneled wood door is surrounded by multi-paned sidelights and transom. Six pairs of four-over-one double hung sash windows comprise the remaining façade fenestration. An original horse hitch remains in the front yard.
- 212 W 26th Contributing 1921 (non-contributing double bay garage)
One-story Minimal Traditional with cross-gable plan and prominent front gable with brick veneer cladding and a single paneled door flanked by single four-over-one windows. Paired sash windows are located in the side gable portion of the dwelling.
- 216 W 26th Contributing 1921 (contributing gable end garage)
One-story cross-gable dwelling that features a prominent front porch with an awning roofed with wood shakes. The front porch has a ribbon of six encasement windows. The entry is located on the side. A brick outside end chimney is on the west side. A pair of four by one double hung sash windows is found on the front.
- 220 W 26th Contributing 1921 (attached garage)
Two-story Prairie has a unique entry that is located on the east side of the front façade. The roof of the portico is hipped with two large block piers supporting it; the rest of the porch is enclosed. The eaves are wide and boxed, typical of a Prairie. Four pairs of four by one double hung sash windows and a small four-pane window are found on the front façade.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 21

300 W 26th Contributing 1934 (contributing single-bay garage w/ flat roof)
One and one-half story frame dwelling indicative of the Tudor Revival style in the use of the steeply pitched side gable roof and centered, projecting gabled entrance. Defining features include two shed dormers with three-over-one sash windows, paired sash windows with beveled lintels and louvered shutters on the lower façade, and an enclosed entry porch with steep gable roof and single-door entrance flanked by sidelights. Narrow weatherboard
Cladding lies above the exposed brick foundation.

302 W 26th Contributing 1937 (contributing single-bay gable end garage)
One story cross-gable Tudor Revival residence that features stucco cladding, double front-facing gable ends, and decorative brickwork around the front entrance and on the chimney. The projecting entrance features flared walls and an arched opening with brick voissours. Windows are single and paired six-over-one sash with brick sills.

306 W 26th Non-Contributing 1956 (non-contributing garage)
One and one-half story Minimal Traditional with a gable end façade and flat roof entry porch.

308 W 26th Contributing 1915 (contributing single-bay gable end garage)
One-story Craftsman bungalow with narrow weatherboard cladding and shingle infill in the upper gable ends. The three-quarter width open porch with flared piers has concrete steps and brick wingwalls. Typical of the Craftsman style, the house has wide eaves and exposed rafters. Two large five by one double hung sash windows are found on the front façade.

310 W 26th Contributing 1921 (contributing single bay gable end garage)
Two-story Craftsman dwelling characterized by a moderately pitched side gable roof with large wall dormer with shed roof. Typical Craftsman elements include overhanging eaves with exposed rafters, stucco wall cladding, grouped windows with vertical muntins, and an arched opening to the recessed entry porch.

312 W 26th Contributing 1931 (attached garage)
One and one-half story dwelling with subtle Tudor Revival architectural elements such as the stucco wall cladding, moderately-pitched gable end roof, brick exterior end chimney, and multi-paned sash windows. Aside from the prominent exterior chimney that graces the façade, the most notable feature is the deeply recessed, open entry porch with arched opening. Brick wingwalls with concrete caps flank the wide concrete steps that lead to this opening.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 22

South Dakota Avenue

- 1405 S. Dakota Contributing 1920 (contributing gable end garage)
Two-story Craftsman house with a moderately pitched side gable roof, brick exterior end chimney and stucco cladding. The one-story partially enclosed porch is housed beneath a massive front-facing gable with shingle infill and extended eaves. Other features include single and grouped sash windows with vertical muntins and wood framing.
- 1406 S Dakota Contributing 1890 (contributing single-bay frame garage)
Two-story gable and wing plan dwelling with very plain fenestration and no exterior ornamentation except louvered wood shutters on the façade windows. Typical of houses built during this period, the house is composed of a two-story gabled section with a one-story wing with side gable roof. Masonite siding replaced the original cladding that was most likely a narrow weatherboard siding. A shed awning extends across the one-story ell and shelters the front entrance.
- 1407 S Dakota Contributing 1923 (contributing gable end frame garage)
Prairie style frame Foursquare that features hipped roof, overhanging eaves, and narrow clapboard siding. A one-story projecting ell with half-hip roof extends across the façade and contains the recessed entrance and three one-over-one sash windows. Two single one-over-one windows with board shutters pierce the upper façade.
- 1408 S Dakota Non-Contributing 2004
New construction is currently in progress on a contemporary dwelling to replace the now demolished 1885 building.
- 1409 S Dakota Contributing 1926
Two-story Prairie styled home has the traditional hipped shaped roof and a large hipped shed dormer façade. A fire destroyed the interior in the mid nineteen sixties so new windows and everything inside has been remodeled. One by one-double hung sash windows is found around the home. An extension of the front roof creates a covered entry. One large block pier supports the corner of the roof. A ribbon of four encasement windows is found on the front façade. A brick foundation encompasses the home.
- 1411 S Dakota Contributing 1924 (non-contributing double-bay garage)
Two and one-half story Prairie style dwelling characterized by a moderately pitched gable end roof with projecting eaves, wide vergeboards and cornice returns. Wood shakes serve as gable-end infill above a narrow wood beltcourse and weatherboard cladding. The brick foundation material is partially exposed on all elevations and corresponds with the brick wingwalls that flank the front entrance. This entrance is sheltered by an open portico with gabled roof supported by slightly flared blocked piers. The portico eaves are wider than those on the main roof and have a decorative curve toward the end. Like the upper gable end, shakes fill the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 23

gable end of the portico as well. Windows throughout the house are composed of single and paired sash with three-over-one and four-over-one vertical configuration.

1413 S Dakota Contributing 1930 (contributing single-bay gable end garage)

One and one-half story house with subtle Tudor Revival elements such as the double front-facing gables and gabled entry porch. This distinctive house features beautiful stained glass panes on the upper portions of the paired and triple sash windows found on the façade. The fully exposed foundation is beautifully elaborated with quartzite and granite and has a jagged edge as it terminates against the main façade. This same material is used to enhance the entry porch to form an arched opening to the deeply recessed front entrance. A projecting cross-gable with triple window is located on the south elevation and an exterior end is found on the south side.

1500 S Dakota Contributing 1922 (attached garage)

Two-story Prairie style Foursquare with a prominent half-hipped front porch. The porch remains open while three blocked piers support the roof. Tight clapboard siding is found all around the home. A ribbon of three one by one double hung sash windows is found on the ground floor. Two small one-over-one sash windows are located on the second level.

1501 S Dakota Contributing 1935 (attached garage)

One and one-half story Tudor Revival home has a cross-gabled plan composed of a front-facing gable end and smaller side-gable ell. An enclosed, gabled entry porch projects from the façade at the junction of the gable end and ell. Other defining features include stucco cladding, exposed rafters beneath the eaves, an exterior end chimney with decorative brick insets, and multi-paned sash windows. An original water pump sits in front of the home.

1504 S Dakota Contributing 1922 (contributing frame garage)

One and one-half story frame Craftsman style bungalow with a front gabled roof. Triangular brackets support the overhanging eaves. The upper gable end is clad with wood shakes while the lower portion of the exterior walls are covered with wide clapboard. A narrow wood beltcourse divides the two types of materials. The off-center recessed entrance is accessible via the open porch, which is set beneath the front gable, and features spindled wood railing. The single door entrance is flanked on the north side by a single five-over-one sash window with vertical muntins. The remaining façade fenestration consists of grouped four-over-one sash windows with vertical muntins on the south end of the façade and paired sash windows with three-over-one lights in the upper gable end. A ribbon of four four-over-four double hung sash spans across the front façade. An open porch is contained within the main façade. Wood siding is used on the first level while wood shakes cover the rest of the surface. An outside end chimney is found on the north side of the home.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 24

1510 S Dakota Contributing 1916 (contributing gable end garage)
Two-story Craftsman styled home has a double front-facing gabled façade with narrow vergeboards, and vertical half-timbering over the stucco infill. The original exposed rafters have been boxed in, but the upper gable still retains the triangular wood brackets or knee braces. The house is clad with Masonite siding and has a partially exposed concrete block foundation. The off-center open entry porch is set within the lower front-facing gable end and supported by a single pier. Windows throughout the house are either single or triple sash lights with vertical muntins.

1511 S Dakota Contributing 1927 (contributing gable end garage w/ shingle siding)
Two-story Dutch-Colonial inspired dwelling characterized by its distinctive gambrel roofed and shed-roofed dormers located on both the façade and west elevation. Other elements include the half-round portico supported by triangular brackets and ornamented by a small eight-light casement window with small flower box, a brick exterior end chimney located on the south elevation, and wide clapboard cladding. The single door entrance is accessible by wide concrete steps that are flanked by iron railings. Pairs of six-over-one double hung sash windows are found on the first level while single six-over-one double hung sash are found on the second story. Wide sills with a diamond-shaped pattern ornament the lower façade windows.

1512 S Dakota Contributing 1932 (contributing single-bay stucco garage)
One and one-half story Tudor Revival with stucco cladding and a cross gable roof plan that features a prominent side gable on the façade with double front-facing gable ends. A flared brick exterior chimney is located on the north side of the double front gables on the façade. The recessed single door entrance is housed beneath the smaller of the two gables and is accented by an arched opening with brick voisoirs and a decorative Arts and Crafts style sconce. The house also features overhanging eaves with narrow vergeboards and exposed rafters. Two sets of paired sash windows set in wide wood frames above brick sills are located on either side of the centered entrance that is fronted by wide concrete steps.

1513 S Dakota Non-Contributing 1941 (attached garage)
Two-story modified Colonial Revival house that has been extensively altered. The original weatherboard or clapboard cladding has been replaced with vinyl siding and the original chimney has also been replaced. The original fenestration appears to be intact and consists of a symmetrical placement of four eight-over-eight sash windows with louvered wooden shutters. Beveled wood pilasters and a segmented pediment with dentils frame the single door front entrance. A contemporary metal awning has been put above the doorway. Eight by eight-double hung sash windows are found all around the home.

1515 S Dakota Contributing 1926 (contributing gable-end double-bay garage)
One and one-half story Tudor Revival dwelling with a cross-gable plan that features a steeply pitched side gable with flared eaves and a very prominent projecting gable-end. A shed dormer with single six-over-six sash window is pocketed in the corner of the side and cross gables. An open porch with decorative metal railings is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 25

located beneath the side gable on the north side of the façade. This same type of railing is found beneath the triple windows with four-over-four lights that are located in the lower portion of the projecting gable end. Remaining windows are either single or paired sash windows with a six-over-one light configuration. A one-story ell with hipped roof is located on the south elevation. Other notable features include wide clapboard cladding beneath the stucco gable-end infill and decorative half-timbering.

1601 S Dakota Contributing 1935 (attached garage)

One and one-half story Tudor Revival house with stucco cladding and a moderately pitched cross-gable roof over a modified gable-and-wing plan. An exterior end chimney is located on the north elevation. The front-facing gable portion of the house contains the enclosed entrance porch that is housed beneath a smaller gabled roof and a segmental arch of quartzite-toned brick frames the slightly recessed single door entrance. The walls of this projecting gable end are slightly flared and fronted by concrete steps. Windows throughout the house are three-over-three sash with vertical muntins.

1603 S Dakota Contributing 1922 (contributing gable end garage with shingle infill)

One and one-half story Craftsman bungalow with a low-pitched gabled roof, slightly flared vergeboards, projecting eaves, and triangular brackets. Paired two-over-one sash windows with vertical muntins are located in the upper gable end above a decorative flower box that is supported by carved brackets. A large shed dormer with single sash window pierces the roof on the south elevation. The prominent, full-width porch dominates the façade and is enclosed by grouped sash windows with three-over-three lights and vertical muntins. A single half-glass door entrance to the porch is fronted by brick steps and wingwalls. Other notable features include the partially exposed concrete foundation, narrow clapboard siding, and wood shake cladding which is separated from the clapboard by a plain wood beltcourse. Remaining windows in the house are single or paired sash with the same vertical light configuration as those on the enclosed porch

1604 S Dakota Contributing 1923 (contributing gable-end single-bay garage)

One and one-half story bungalow with hallmark Craftsman style elements such as the gabled roof with overhanging (although boxed) eaves, triangular brackets, and narrow vergeboards. Paired sash windows with wide wood framing pierce the upper gable end. Three of the original five-over-one sash windows are still in place on the south end of the façade, but the remaining windows do not have the typical vertical configuration. Two cladding materials make up the exterior siding: wide weatherboard fills the gable end while the lower portion of the walls is clad in narrow clapboard. An enclosed porch is located on the north corner of the house and is fronted by plain poured concrete steps. The rusticated concrete block foundation is partially exposed on the north, south, and east elevations.

1605 S Dakota Contributing 1923 (contributing gable-end garage)

Two and one-half story Prairie style features including a low-pitched hipped roof with boxed eaves, prominent hipped dormer, interior end brick chimney, and offset projecting ell with half-hipped roof. This porch is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 26

enclosed by grouped twelve-pane casement windows and flanked by a small portico that is adjacent to the porch roof and features a single large triangular bracket. A ribbon window with six panes is contained within the hipped dormer while all other windows are either single or grouped sashes with a one-over-one configuration.

1607 S Dakota Contributing 1931 (contributing stucco garage)

One and one-half story Tudor Revival dwelling that features a gable-and-wing plan composed of a steeply pitched gable end and side gable roof with a decorative flared exterior end chimney located at the junction of the two roofs. Like the rest of the house, this chimney has stucco cladding but also features decorative quartzite accents that are carried over from the lower portion of the entry porch. This enclosed entry porch is housed in a smaller front-facing gable end and contains a single door entrance with half-round fanlight that is accented by a quartzite keystone and arch. An oriel window is located on the north elevation, while all other windows are single and paired six-over-six sash windows with wood framing. Shallow concrete steps with decorative iron railings are located at the entrance.

1608 S Dakota Non-Contributing 1940 (attached garage)

One and one-half story Minimal Traditional house that features a steep side gable roof pierced by two gabled dormers that contain six-over-six sash windows and a one-story side gabled attached garage. The slightly projecting single door entrance is located between the garage ell and rest of the façade and is fronted by a small concrete stoop with metal railing. The symmetrical lower façade fenestration consists of two large six-over-six sash windows with louvered shutters.

1609 S Dakota Contributing 1920 (contributing gable-end garage)

One-story bungalow with a very low-pitched hipped roof with prominent projecting ell housed beneath a front-facing gable-end with flared eaves and vergeboards. Stucco cladding with decorative, faux half-timbering fills the gable end. A ribbon of five one by one double hung sash is found on the front façade. The entry is located on the side of the porch.

1701 S Dakota Contributing 1938

One-story Minimal Traditional dwelling with a moderately pitched side gable roof and centered projecting gable end. The symmetrical façade fenestration consists of single six-over-six sash windows with wooden louvered shutters on either side of the projecting gable end, which contains two smaller four-over-four sash windows that are also flanked, by louvered shutters. Weatherboard cladding fills the upper gable end but the rest of the house has stucco cladding.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 27

South Main Street

1400 S Main Contributing 1930 (attached garage)

Two-story Tudor Revival house with a cross-gable plan with multiple front gables. An exterior chimney with stucco cladding and decorative brickwork projects very slightly from the center of the façade and runs alongside the centered cross gable-end. Unlike most of the other Tudor Revival dwellings in the district, this resource does not have eaves on the north and south elevations but instead employs a decorative half-timbered treatment. The enclosed entry porch is housed within a small front-facing projecting gable located on the north end of the façade and contains a single door entrance with arched brick opening and half-round door. Concrete steps lead to a concrete stoop that is flanked by iron railings. The house has a subtle shed dormer in the front that is frequently hard to see due to the thick ivy that covers the facade. All windows throughout the house are eight-over-one sash with wood framing.

1404 S Main Contributing 1930 (non-contributing contemporary garage)

Two-story stucco Tudor Revival dwelling that, like its neighbor at 1400, has a very unique roof structure. It has multiple gables, yet the side gable is the most prominent. The addition of the front gabled entry, massive front chimney, and dominant front gable is indicative of the Tudor Revival style, as are the eaves of the home that flow very beautifully. The front eave of the home extends outward into a curve that help creates a backyard entry. The front entry is gabled with an arched doorway trimmed with brick; a portico covers the side entry. The north and south side of the home has an eave that imitates a false roof. It makes it appear as if a real roof is there. The bottom floor has two eight by one double-hung sash windows and one six by one on the top. Like its neighbor, the front chimney becomes the hierarchy. The front also has two decorative flower racks below the main windows.

1412 S Main Non-Contributing 1900 (non-contributing garage)

Two-story frame house that is typical of the early twentieth century residences in the very simple gabled roof plan with one-story rear ell and interior ridge chimney. The flat, plain façade contains two one-over-one sash windows with vertical board shutters in the upper gable end and a single plate-glass window (replacement) with similar shutters. An open entry porch with gabled roof, plain supports, and a spindled railing shelters the front entrance. Replacement vinyl siding now covers the original weatherboard cladding.

1414 S Main Contributing 1900 (contributing single-bay garage)

Two-story frame cottage indicative of its early date of construction. The moderately pitched gable roof, simple fenestration, and lack of ornamentation are common for the period. The most prominent features are found in the façade: two one-over-one sash windows with single louvered shutters are located in the upper gable end while a single, larger sash window with transom is located next to the single door entrance. A three-quarter-width porch is partially enclosed by screens beneath a shed roof and retains the original round columns. The original weatherboard or clapboard cladding has been replaced with vinyl siding.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 28

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- 1415 S Main Contributing 1923 (contributing single-bay hipped garage)
Two and one-half story Foursquare with a pyramidal roof and interior brick chimney. A hipped dormer pierces the center of the façade roof and contains a three-pane casement window. A set of paired windows and a single sash window, all with four-over-one configuration are located in the upper portion of the façade and flanked by a single louvered shutter. The most prominent feature of this house is the full-width open porch with flat roof, wide cornice, and blocked piers. A decorative frieze and spindlework reminiscent of Victorian style porches adds to the eclectic design of this dwelling.
- 1416 S Main Contributing 1900 (contributing gable-end garage)
Two-story frame gable-front dwelling notable for its lack of exterior ornamentation that is so typical of early-1900 domestic architecture, particularly in more modest dwellings such as this one. The house is characterized by the gable end roof with two single sash windows in the upper portion above the enclosed entry porch with half-hipped roof and grouped one-over-one sash windows. Both the original weatherboard cladding and the front steps have been replaced in recent years.
- 1501/1503 S Main Non-Contributing 1943 (attached garage)
Two-story frame dwelling with side gable roof and one-story garage. The house features a symmetrical fenestration composed of paired and single sash windows with louvered shutters and a triple-bay window beneath a half-hipped roof. A small shed awning shelters the single door front entrance and concrete stoop. Although the original three-over-one double-hung sash windows are intact, new vinyl siding, and the attached double garage make the home look more modern.
- 1504/1506 S Main Contributing 1922 (non-contributing garage)
Two-story frame Prairie style dwelling with the characteristic pyramidal roof, central interior brick chimney, and full-width half-hipped porch. Narrow weatherboard cladding covers the exterior walls, but the one-story projecting porch has brick veneer on the lower walls that was added as part of a recent remodeling. This remodel also included partially enclosing the porch with screens to fill the space between the blocked piers. Despite these minor changes, the original fenestration is intact and consists of both paired and single four-over-one sash windows with wood framing.
- 1505/1505.5 S Main Non-contributing 1943
Two-story frame dwelling with a unique roof that combines both gable and hipped forms. Subtle Colonial Revival style elements include the three-bay six-over-six window that graces the lower façade and the front entrance that is enhanced by wood pilasters and capped by an arching pediment. The other windows are also six by six double-hung sash, yet, they have brilliant blue shutters placed beside them. A much smaller six-pane encasement window is found on the second floor of the front façade.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 29

1507 S Main Contributing 1925 (contributing garage w/ exposed rafters)
One and one-half story Craftsman bungalow with distinctive double front-facing gables with wide vergeboards, dentilated cornices, and decorative exposed rafters beneath wide, overhanging eaves. Wood shakes clad the exterior walls and contrast nicely with the partially exposed brick foundation and the concrete-capped brick wingwalls of the front porch. This open porch has decorative brackets that line the gutters and is supported by a single blocked pier that rests on a brick wall. The front gable end contains grouped sash windows with four-over-one vertical configuration are set in wide wood framing and fronted by a wood flower box supported by ornamental brackets while the larger gable end façade contains the open porch, half-glass entrance door and a single six-over-one sash window with wood framing. A single sash window is also located in the upper gable end. A subtle side gable, an oriel window, and an exterior end chimney are all located on the south elevation.

1510/1512 S Main Contributing 1922
Two-story Prairie with a pyramidal roof, boxed eaves, and center interior brick chimney. The three-quarter width open porch with half-hipped roof and block piers dominates the façade. The windows are single and paired four-over-one double hung sash with plain wood framing. The house looks like its been remodeled significantly. It has been converted into a multiple domestic dwelling, and new vinyl siding has been applied.

1520 S Main Contributing 1927 (attached garage)
Two-story Dutch Colonial or Colonial Revival dwelling characterized by a prominent gambrel roof, wide wood cornice and wood shingle cladding. Both the west (façade) and east elevations have a large shed dormer with two sets of paired six-over-one sash windows flanked by board shutters. The façade entrance is housed within an enclosed entry porch with triangular pediment and fronted by a concrete stoop with metal railing. Like the upper façade fenestration, the symmetry is carried over to the lower portion where two sets of paired six-over-one sash windows with board shutters flank the projecting entrance. Unlike the upper windows, these also feature decorative flower boxes supported by carved brackets. A one-story rear ell with flat roof appears to be an addition.

1526 S Main Non-Contributing 1940 (non-contributing gabled garage)
Two-story Colonial Revival dwelling that features a steeply pitched side gable roof that is covered with wood shakes and is pierced by a shed dormer that contains two six-over-six sash windows with vertical board shutters. The lower façade fenestration consists of three single windows with an eight-over-eight configuration and board shutters and a single entrance that is framed by decorative pilasters and a beveled cornice. The south side of the home has two eight by eight double hung sash windows on the first floor and a pair of six by six double hung sash with shutters on the second. The eaves are boxed with minimal overhang. Three six by six double hung sash windows are found on the shed dormer on the front façade. The main entry is decorated with detailed wood trim. The siding of the home looks like its been replaced.

1600 S Main Contributing 1929 (attached garage)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 30

Two and one-half story Colonial Revival house that is characterized by its steeply pitched side gable roof that is pierced by three recessed arched or eyebrow dormers that contain single six-light casement windows. Other Colonial Revival style elements include the symmetrical fenestration that consists of five eight-over-eight sash windows (three on the upper story and two on the lower) and a single door entrance that is framed by beveled wood molding and sheltered by a triangular pediment and engaged Doric columns. The center bay of the three-bay façade projects slightly from the rest of the elevation. A very large addition that includes an attached garage was recently added to the rear elevation.

1613 S Main Contributing 1927 (contributing stucco garage w/ hipped roof)
One and one-half story dwelling with a cross-gable plan and Tudor Revival style elements including stucco cladding, a projecting gable end, and an arched entrance. An interior brick chimney is located along the roof ridge at the junction of the cross gables. The house features single twelve-over-twelve sash windows set in wood frames and a recessed entrance that is framed by a half-round arch composed of brick voisoirs. A broad brick stoop extends out to form a small patio in front of the recessed entrance and is flanked by very low brick wingwalls. A single nine-over-nine sash window is located in the upper gable end of the façade.

1616 S Main Non-contributing 1956 (attached garage)
One story contemporary dwelling typical of those built in the 1950s. The house is characterized by the large hipped roof that shelters the entire dwelling and the recessed porch that contains the single door entrance and single sash window. The house's combination of flagstone and weatherboard cladding materials are also indicative of the period of construction.

1624 S Main Contributing 1921 (contributing garage/outbuilding)
Two-story brick dwelling that is one of the district's most outstanding residences. Unlike most of the surrounding resources that have wood or stucco cladding, the brick exterior alone makes it distinctive. The house features a pyramidal roof with overhanging eaves and exposed rafters, an exterior end brick chimney, and a slightly recessed two-story ell on the south elevation. Colonial Revival style elements include the façade entrance with its arched portico with carved wood detailing and fluted pilasters as well as the unusual grouped sash windows with four-over-six light configuration. The half-glass door is accessible via a stepped brick stoop with iron railing and concrete walkway.
Also of note is the large outbuilding that also houses a garage and may have served as servant's quarters. This one-story brick building has a hipped roof with extended eaves like the main house and is located directly behind the primary property. Double bays with wood and glass garage doors and a single wood entrance door compose the fenestration on the south elevation, or façade.

1625 S Main Contributing 1895 (attached garage)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 31

Two-story frame Colonial Revival house that features an unusual hipped gable roof with fishscale shingles and rounded ridges and an exterior end brick chimney. The projecting cross gable has a single arched window with leaded glass transom in the upper gable end above two single one-over-one sash windows. A full-width open porch dominates the façade and is characterized by Tuscan columns and topped by a decorative railing. This homes most prominent feature is its large porch. A one-story ell is located on the north elevation but has been recently remodeled to accommodate a large garage.

1704 S Main Contributing 1929 (attached garage)

One and one-half story Tudor Revival with cross-gable plan and stucco cladding. The house is characterized by multiple front-facing gables that have slightly flared eaves. An attached basement-level garage with three paneled wood and half-glass doors is housed within the sloped eave on the north end of the façade beneath paired six-over-one sash windows. The center bay of the façade contains a triple sash window with twelve-light transom on the lower level and paired six-over-one windows in the upper gable end. The enclosed entry porch is located in a smaller projecting gable that is pierced by a single arched casement window. This entrance features a half-round paneled wood door that is slightly recessed from the brick arch that frames the door and is fronted by a brick and concrete stoop.

1706 S Main Contributing 1918 (contributing side gable outbuilding)

One and one-half story gabled dwelling with boxed eaves and cornice returns. This simple front gabled home has a north-facing dormer with half of it extending down to the ground. The home features stucco cladding and an arched doorway lined with stone. The second level has a pair of one by one double-hung sash, shutters are found on the sides of them.

South Center Avenue

1400 S Center Contributing 1890 (contributing frame garage)

Two-story cross-gable dwelling typical of late-nineteenth century domestic architecture in its lack of exterior ornamentation. The house features a moderately-pitched cross-gable roof with boxed eaves and shed roof that extends across the lower façade and was most likely part of the circa 1973 remodeling that also included the vinyl siding and concrete stoop with metal railing that fronts the double entrances. Intact features consist of the single one-over-one sash windows with wood framing located in the upper gable end of the façade as well as the paired sash windows located in the lower façade. A four-light half-round casement window pierces the upper gable end and provides the only decorative element to the house. The north side entry has an original gabled portico.

1401 S Center Contributing 1920 (non-contributing garage)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 32

Two-story Prairie dwelling with hipped roof, and wide, overhanging boxed eaves. The plain stucco cladding is accented by brick veneer on the lower portion of the walls (just below the window sills) and by a narrow wood beltcourse that runs along the sills of the upper windows. The house is dominated by the large, projecting ell that contains grouped or ribbon windows on both the lower and upper levels, all of which are framed by wood lintels and jambs. The remaining façade windows are paired and single windows with eight-over-one configuration. The front entrance is located on the north end of the façade and consists of a single wood door fronted by a concrete stoop and steps. A gabled dormer with a four-over-one double hung sash flanked by two four-pane windows is located on the west side and has been surfaced with wood shakes.

1403 S Center Contributing 1920 (contributing clipped gable garage w/ paneled wood door)

Two-story frame house that features a distinctive clipped gable roof and decorative half-timbering in the upper gable end. Other features include shed dormers on the north and south elevations, an enclosed porch with shed roof, and an exterior end chimney. The original clapboard siding has been replaced with vinyl and single-pane windows have replaced the original sash windows.

1407 S Center Contributing 1920 (contributing stucco garage w/ half-timbering)

Two-story Craftsman house defined by its wide, overhanging eaves with exposed rafters and triangular brackets, stucco cladding, and grouped or paired windows with vertical muntins. A recessed, open porch is located at the north corner of the façade and supported by a large pillar. The porch is open and located within the front façade. A single four-over-one sash window pierces the upper gable end while two sets of paired four-over-four windows appear in the second story. The lower façade contains a single six-over-one sash windows flanked by four-over-one sashes, also with vertical muntins, and paired four-over-four windows are located next to the single door entrance.

1410 S Center Contributing 1923

Two-story Prairie style house that features a low hipped roof with wide, boxed eaves, a central, interior brick chimney, weatherboard cladding, and partially exposed brick foundation. A one-story hipped ell houses the single-bay garage and keeps symmetry by replicating the one-story hipped ell located on the south elevation. Like other Prairie and Craftsman style houses, the windows have vertical muntins and either a four or six-over-one configuration but are also flanked by louvered shutters. A front entry is housed beneath a hipped portico supported by wood brackets and accessible by a more modern concrete stoop and steps with metal railing.

1411 S Center Non-Contributing 1917 (attached garage)

Two-story Prairie style dwelling composed of the original, 1917 building and a one-story hipped ell. The two-story portion features a low-hipped roof with wide, boxed eaves that have a distinctive square-within-a-square motif. This pattern also appears in the upper third of the house on either side of the paired sash windows. The lower façade contains a large one-pane window flanked by two three-over-one double hung sash windows that are set beneath a half-hipped roof awning supported by two rectangular wood brackets. The newer, one-story

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 33

ell with hipped roof also features extended bracketed eaves and contains two single sash windows. The front entrance is located at the junction of the two buildings and is fronted by a new brick porch.

1501 S Center Contributing 1921 (contributing garage w/ hipped roof)
Two-story Prairie style house with hipped roof and half-hipped porch. A small open area is open by the entrance; the rest of the porch is enclosed. A ribbon of three six-pane windows is found on the porch. Pairs of three by one double hung sash are found on the second story of the front façade. An outside end chimney is found on the north side. The foundation has been dressed in the same brick as the chimney. The siding has been replaced.

1503 S Center Contributing 1920 (contributing clipped gable garage)
One-story Craftsman bungalow with a distinctive low-pitched clipped gable roof and wide, overhanging eaves with exposed rafters and flared vergeboards. A centered, projecting ell with flat roof houses has two sets of paired sash windows with four-over-one vertical configuration and wood flower boxes that are supported by triangular brackets. The off-center front entrance has no shelter and is fronted by a concrete stoop and steps with single metal railing. Brick foundation material is visible beneath the wide weatherboard cladding.

1505 S Center Contributing 1939 (contributing gable end garage)
One and one-half story Minimal Traditional house that is defined by its steeply pitched side gable roof and very simple fenestration. Two gabled dormers with single six-over-six sash windows pierce the roof and are located directly above the single six-over-six sash windows with decorative lintels and paneled wood shutters that are located on the lower portion of the façade. A smaller side gabled extension contains the recessed entrance and open entry porch that is supported by narrow wood piers. A single sash window with the same configuration as the others is adjacent to the front door and faces the street.

1506 S Center Non-contributing 1950 (semi-attached garage)
Two-story front gable dwelling with stucco cladding that has been modified in recent years. Windows have a six-over-six configuration on the upper story while the lower façade window contains a large nine-pane encasement window. A protruding shed roof creates a small portico over the entry. Quoins line the edges of the home.

1509 S Center Non-contributing 1955 (non-contributing garage)
One and one-half story Minimal Traditional that features a moderately pitched side gable roof is intersected by a wide, offset gable end with vertical board infill. This portion of the house also features weatherboard cladding that contrasts with the brick veneer that covers the remaining exterior walls. A single door entrance is sheltered by the slightly overhanging gable end and fronted by a concrete stoop and decorative metal railing. Also contained within the gable end is a single plate-glass or "picture" window flanked by smaller one-over-one sash

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 34

windows and louvered wooden shutters. The side gable portion of the façade is pierced by paired one-over-one sash window flanked by louvered shutters.

1510 S Center Contributing 1929 (attached garage)

Two-story stucco dwelling that embodies a mixture of stylistic elements. This imposing residence is characterized by a gabled roof with slightly overhanging eaves, enclosed entry porch with gable roof and elaborately decorated arched door surrounded by green tile and fronted by curved wrought-iron railing, and large six-over-one sash windows with pierced wood shutters. A protruding wall with an arched entrance reinforces the vocabulary found on the entrance. A one-story attached garage is accessible via a beautifully placed garage gate with an overhead arching metal piece and a hanging light fixture that imitates the curves found on the arched entrances. An exterior end chimney is located on the north elevation.

1511 S Center Contributing 1919 (contributing frame garage)

One-story front gabled bungalow has a front gabled porch. The porch is open with blocked piers supporting it. The eaves are wide, not boxed, with exposed rafters. Two one by one double hung sash windows is found on the front. A small one-pane window is found in the attic. The clapboard looks original.

1515 S Center Contributing 1919 (attached garage)

One and one-half story Craftsman bungalow dominated by the massive gable end that features wide, overhanging eaves with flared vergeboards and triangular kneebraces. Decorative fishscale shingles fill the upper gable end, which is pierced by a triple window with stepped lintel and vertical muntins. Triple three-over-one sash windows are located at the south end of the façade. The deeply recessed open porch has a single flared pier at the far corner of the porch. Weatherboard cladding covers the exterior walls and all other windows have the same three-over-one configuration.

1601 S Center Contributing 1921 (non-contributing garage)

Two-story Dutch Colonial style dwelling that, like the other examples in the district, features the distinctive gambrel roof that defines this style. Wide shed dormers pierce the roof on both the east (façade) and west elevations and contain two larger single windows on either side of a smaller casement window. A cross gambrel with north and south shed dormers is found on the backside of the home. The rear of the home also has a flat roof addition. The symmetry associated with Colonial Revival dwellings is evident in the placement of triple nine-over-one sash windows on either side of the centered entrance which is accentuated by a beautiful arched roofed portico and flanked by two Doric columns.

1605 S Center Contributing 1920 (contributing garage w/ shingle infill)

Two-story Prairie style house has a small entry porch. The roof of the porch and front room has a subtle slope. A ribbon of four three by one double hung sash windows becomes the focal point of the home. A large clapboard pier supports one corner of the roof. Two pairs of one by one double hung sash and wood shakes are

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 35

found on the second level; clapboard siding is used on the first floor. An outside end chimney is found on the south side of the home.

1606 S Center Contributing 1912

Two-story Craftsman dwelling that features two front-facing gable ends with flared vergeboards, triangular brackets, exposed rafters, and wood shingle infill above a narrow wood beltcourse. A half-round window also pierces the upper portion of the larger gable end. The original open porch was enclosed by vertical board cladding and a ribbon of three one-over-one double hung sash windows. The windows found on all other walls, however, are intact and utilize the original eight-over-one configuration. An exterior end chimney is located on the south elevation.

1608 S Center Contributing 1916 (non-contributing garage)

Two and one-half story Prairie style house that embodies the typical elements of a hipped roof with a front facing hipped dormer. The porch has a half-hipped roof and is currently being remodeled. The original clapboard siding is all over the home. One by one-double hung sash windows is found on the second level. Two smaller two-pane windows on the bottom level flank a front facing large four-pane window with leaded-glass transom.

1609 S Center Contributing 1912 (non-contributing garage)

Two-story Craftsman style house with an unique saltbox roof and a smaller less noticeable gabled ell that butts up against the saltbox. A front gabled portico dominates the front façade of the home and massive triangular brackets support the weight. The narrow clapboard siding that covers the exterior walls divided from the shingle gable end infill by a narrow wood beltcourse. Original single and paired sash windows with six-over-one lights and beveled framing are still intact but a new five pane encasement window is located on the south end of the façade.

1710 S Center Contributing 1926 (non-contributing garage)

One and one-half story bungalow with moderately pitched side gable roof that is pierced by a prominent shed dormer that contains triple sash windows. A shed roof that is supported by plain wood piers shelters an offset open porch. Like the dormer, the lower façade also contains a triple sash window. The original clapboard siding is found on the first level; wood shakes are found on the dormer and second level.

South Phillips Avenue

Note: All properties in the 1400 block have intact retaining walls

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 36

1401 S Phillips Contributing 1904 (contributing garage w/ flat roof)
One and one-half story frame dwelling that is best identified by its simple gabled roof with cornice returns and plain exterior. The original weatherboard cladding is intact with the exception of the lower façade portion beneath the shed roof which has been replaced with vertical board siding. A large nine-pane casement window most likely replaced paired windows, but the other original one by one double hung sash windows and shutters are found on the remaining elevations.

1403 S Phillips Contributing 1904 (contributing flat-roof garage)
One and one-half story Folk Victorian dwelling that features a front gable plan and a large open porch with a side entry. A decorative wood piece is found under the eaves at the peak of the roof. One by one double-hung sash windows are found on the home. The original three-pane window with shutter still remains.

1407 S Phillips Contributing c.1904
One and one-half story gable end dwelling with an enclosed front porch that features a flat roof and grouped four-over-one sash windows that date to circa 1920 and were likely used to replace the original open porch. Like its neighbors, decorative wood detailing is located under the eaves at the top of the roof and is reminiscent of Folk Victorian ornamentation. The remaining windows are one by one double-hung sash and appear to be original, as does the narrow clapboard siding.

1409 S Phillips Contributing 1900 (contributing garage/outbuilding)
One and one-half story cottage with a pyramidal roof and weatherboard cladding. A prominent gabled dormer contains paired one-over-one sash windows while the other defining feature is the full-width enclosed porch with multi-paned windows and a centered entrance surrounded by narrow sidelights and transom. All other windows are either single or paired one-over-one sash with narrow framing. A one-story open porch is located on the west, or rear, elevation.

1415 S Phillips Contributing 1903 (semi-attached garage)
One and one-half story cottage with a clipped gable roof, weatherboard cladding, and stone foundation. Two large gabled dormers with one by one double hung sash windows are located on the east and north and south elevations. A single eight-over-eight sash window is located in the upper façade above the shed roof of the full-width open porch. Narrow wood railing and small block piers frame the porch which shelters the single door entrance and fixed casement window. An exterior end chimney is located on the west elevation.

1501 S Phillips Contributing 1919 (contributing stucco garage w/ hipped roof)
One and one-half story Craftsman bungalow features a side gabled roof with slightly flared, extended eaves. The A large gabled dormer with vergeboards and exposed rafters dominates the façade and contains paired six-over-one sash windows. The centered entrance with half-glass door is flanked by multi-paned sidelights and flared stucco pilasters. Exterior cladding materials consist of a brick veneer that covers the lower third of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 37

wall, up to the windowsills, and rough stucco that covers the rest of the elevations. Full-height, flared pilasters with wood caps are also placed at each end of the façade and correspond with those that flank the entrance. One set of four six-over-one sash windows is located on either side of the entrance and each is set within a decorative wood framing that includes an arched lintel. Concrete steps lead to a concrete stoop and are flanked by brick wingwalls with concrete caps.

1505 S Phillips Contributing 1924 (contributing garage w/ shingle cladding)

One and one-half story dwelling with more modest Craftsman elements such as the wood shingle cladding, double front-facing gable ends with bracketed eaves and exposed rafters, and decorative vergeboards. The south elevation contains a shed dormer with overhanging exposed rafters. Three pairs of one-over-one double sash windows on the front façade; thus, creating an enclosed porch.

1509 S Phillips Contributing 1910 (contributing frame garage)

One and one-half story frame dwelling with a gabled roof and gabled dormers on both the north and south elevations. A prominent open porch dominates the front façade; its roof is a subtle half-hipped roof, and it has two chamfered columns supporting it. The whole house has been resided with vinyl; yet, the entry porch remains open as it was originally built.

1515 S Phillips Non-contributing 1950 (non-contributing stucco garage)

One-story modified Ranch with a cross-hipped roof and two front entrances. Single and grouped sash windows are found on all elevations. Vinyl siding covers the upper portion of the façade walls while the remainder is clad with stucco.

1611 S Phillips Contributing 1930 (contributing stucco garage)

One and one-half story stucco dwelling with subtle Craftsman style elements such as the open, overhanging eaves, decorative wood brackets, and prominent gabled dormer. The front entrance is sheltered beneath an arched roof supported by carved brackets. Two pairs of 1/1 double sash windows are found on the front façade of the first level. A less pitched gabled addition was placed on the north side.

1615 S Phillips Contributing 1930 (contributing gable end garage)

One and one-half story frame house that features a parallel front gabled roof with an enclosed front porch. The house has three dormers; the south side has two dormers, both of which are asymmetrical. The larger of the two has a pair of 1/1 double sash windows; the smaller contain no windows. The north-facing dormer is alone; yet, it shares the same character as the large south-facing dormer. The foundation consists of a cinderblock and brick pattern; it has been painted brown. The rest of the exterior walls are painted white wood siding.

1701 S Phillips Contributing 1919 (contributing single-bay garage)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 38

One and one-half story stucco Craftsman dwelling characterized by overhanging, open eaves with wide vergeboards, exposed rafters, and grouped, multi-paned windows. The façade has a ribbon of three eight-over-one double-hung sash windows. The front door is decorated with slightly flared, carved wood pilasters that match the window trim. The upper part of the façade contains a recently replaced one-pane encasement window. Over grown vegetation dominates the north side of the front façade and obscures some of its features.

1711 S Phillips Contributing 1900 (non-contributing garage)

Two and one-half story frame Foursquare with hipped roof and large hipped dormer. A full-width, open porch has a flat roof supported by four heavy squared piers. A smaller repetition of the pier is seen on the vertical railing piece of the porch. A large single-pane window with decorative transom graces one end of the façade while a smaller one-over-one sash window is located on the other side of the single entrance. All remaining windows have a one-over-one configuration and narrow wood framing.

1715 S Phillips Contributing 1912 (contributing frame garage)

Two-story Prairie that features a hipped roof with enclosed eaves. The front porch is enclosed by unusual four-over-four double-hung sash windows with vertical muntins on both the upper and lower sash (the common configuration has muntins on the upper sash only, i.e. four-over-one). The second level has a large one-over-one double hung sash window without shutters. The front porch has a flat roof, which extends into a carport. The carport is decorated with an arching wood form. A rear addition and tin chimney have been added since the initial construction.

1717 S Phillips Contributing 1925 (contributing garage w/ shingle cladding)

Two-story Craftsman house with distinctive flared eaves and vergeboards with triangular brackets. Other Craftsman elements include the wood shingle cladding and double front-facing gable ends. Two eight-over-eight sash windows are located at each end of the larger gable and a single four-light casement window with vertical muntins pierces the upper gable end. A half-width open porch is housed within the smaller front-facing gable and supported by a flared pier. Grouped and single eight-over-eight sash windows complete the fenestration. The south elevation contains an extruding room with a shed roof which was possibly a later addition.

1721 S Phillips Contributing 1928 (non-contributing garage)

Two-story Tudor Revival dwelling with multiple front-facing gables and decorative false half-timbering. The steeply pitched roof has slightly flared eaves with cornice returns. Other defining features include the requisite stucco cladding, enclosed entry porch with gabled roof, and three-over-one double hung sash windows. The exterior end chimney is also stuccoed but accented by decorative brickwork.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 39

NARRATIVE STATEMENT OF SIGNIFICANCE:

The Hayes Historic District is eligible for the National Register of Historic Places under Criterion C as a representation of the type of neighborhoods and architectural styles that were built during an active period in Sioux Falls' early development around the turn-of-the-century. Furthermore, the buildings accurately reflect local, regional, and national trends in architectural form, style, and function. The Hayes Historic District is reflective of the years during which it was developed, and it represents that time through its architecture as well as its alterations. The district is an excellent representation of a middle-class neighborhood and the popular residential styles constructed during the turn-of-the-century and the early decades of the 1900s.

Historical Background and Significance

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

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

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

² Olson, 6-7.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 40

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

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

Both companies claimed the land around the falls under the Preemption Act of 1841. Under this act they could buy land for \$1.25 an acre after building a house, cultivating a minimum of five acres and living on the land a

³ Ibid, 9-10.

⁴ Ibid, 10.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 41

minimum of six months. They quickly laid out streets, blocks, and building lots. The normal city block contains about 2 ½ acres. Not including the cost of land that became streets, the founders of Sioux Falls paid \$3.15 per city block and anticipated selling building lots for a minimum of \$50.00 and premium commercial lots for \$200.00 or more, creating quite a profit. Unfortunately, their dreams did not materialize so easily. In 1857 an economic depression engulfed the nation, and the stream of settlers rushing in to take up land slowed to a trickle. Nor did plans for building railroads across Iowa and Minnesota materialize. Even worse, Indians threatened the settlement in 1858, but the representatives of the two land companies joined together to build a fort from sod and defend their settlement. Consequently, the settlement never grew much larger than thirty or forty residents, most of whom were members of the two land companies waiting around for things to get better.⁵

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

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

⁵ Ibid, 10-11.

⁶ Ibid, 11.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 42

established, the men who had worked so hard to convince the government to establish it began working to convince the government to abandon it. The government responded to their petitions by withdrawing troops from the fort in June of 1869. Although the troops had left, the original town site claimants were unable to reestablish their claims. Government policy for disposing of military reservations required that the land be auctioned off in Washington D.C. to the highest bidder. This was a prime town site and the land would bring high prices at auction. It was sure to be grabbed up by wealthy speculator-investors in the East, but then things turned around. Late in June, a government surveying party stopped at the falls before heading out on the Dakota prairie for a summer of survey work. Richard F. Pettigrew, a college student, and a member of the survey party, had the connections necessary to help the local town site claimants. Pettigrew's classmate at the University of Wisconsin was the brother of Senator Matthew Carpenter. Through this connection Pettigrew was able to get a special bill passed in Congress allowing the Fort Dakota Reservation to be disposed of under the normal federal land laws of the Preemption and Homesteading Acts. This allowed the Dubuque and St. Paul men to file their claims to the land around the falls and the young Pettigrew was cut in on the deal. When he returned in the spring of 1870, Pettigrew traded his college career for one in real estate, quickly becoming a leading promoter of Sioux Falls. The original land companies had long since dissolved, but several of the participants filled claims under the Preemption Act to land that today is Sioux Falls. Dr. J. L. Phillips, formerly of the Western Town Company, claimed the quarter section that included Fort Dakota and became downtown Sioux Falls. When the fort buildings were auctioned off in the summer of 1870, Phillips bought them for next to nothing as no one bid against him.⁷

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

⁷ Ibid, 11-13.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 43

Moody County, added to the area with its southern border so close to Dell Rapids that it lost its central location in Minnehaha County, and Sioux Falls retained the county seat.⁸

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

The founders of Sioux Falls had their expectations of quick and easy wealth through the establishment of a town site at the falls of the Big Sioux River frustrated at nearly every turn. First it was the Indians and then it was depression and grasshoppers. But Pettigrew, Phillips, Howard, Corson, and the other founders stuck it out through the hard times of the mid-1870s, sure that the good times would return and that they and their town site would prosper. And they did. In 1878, good times returned and the grasshoppers did not. The nation had worked its way out of the severe depression and both investors and speculators regained the sense of optimism that rapid economic growth requires. Railroads in Minnesota and Iowa reorganized and launched vigorous campaigns to tout the potential markets of the Dakota Territory. The result was the Dakota Boom. The new wave of homesteaders began in 1878, crested in 1884, and then gradually receded until the Panic of 1893 brought it to a virtual halt. Between 1880 and 1885, the total amount of land claimed under preemption, homestead, and timber culture laws in Dakota far exceeded any other state or territory in the nation. And Sioux Falls shared fully in the boom. The city experienced a sustained period of growth between 1878 and 1890. Its

⁸ Ibid, 13-14.

⁹ Ibid, 14.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 44

downtown was transformed from a single street of one and two story frame buildings with false fronts to an impressive business district. Frame structures were replaced by larger, multi-storied brick and stone buildings, and new government buildings, churches, and schools created a city skyline. And industry came too. It began with the power provided by the falls, but industry quickly turned to more dependable steam power and was able to locate away from the river. Despite the early confidence that the natural asset of the falls would be the basis of the city's success, the falls never contributed in a substantial way to the city's growth. It was its location and transportation that made Sioux Falls grow. Located far enough away from Sioux City and St. Paul, it became a distributing center for the local region and westward into the state. But the town also grew into the regional transportation and distributing center due to the determination of its founders, who out-promoted rival town sites. They recognized that the key to their success would be transportation, and they knew that only a railroad could move bulky agricultural produce, manufactured goods, and people quickly, cheaply and dependably.¹⁰

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

As a rapidly growing community, Sioux Falls had to address many important civic issues, as residents demanded public improvements and services. The first issue was to establish an effective form of local government. In 1877, Sioux Falls changed from being under the jurisdiction of the Minnehaha County Commission to an incorporated, self-governing village. The first resolution of the Village Board of Trustees

¹⁰ Ibid, 23-24.

¹¹ Ibid, 24-25.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 45

was to require sidewalks on the main streets of downtown. The rapid growth of the community after 1878 soon required another change of governmental structure, and in 1883 the territorial legislature granted Sioux Falls a city charter. The new charter authorized a mayor and council form of city government with two aldermen representing each ward.¹²

An important public improvement was Richard Pettigrew's street railroad, which began operations in 1887. The community had expanded so far from the downtown that it was increasingly difficult for people to get to work if they did not own a horse and carriage. A street railroad was also a public indication that Sioux Falls was a growing, prospering community, and its presence would encourage people to settle or invest in the city. Pettigrew was also looking out for his own interests at the same time by building street car lines through his residential development areas, and by 1891, the system had eight miles of track.¹³

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

Many other industries flourished in Sioux Falls during the 1880s. The Cascade Mill, built in 1878, operated as a flourmill and in 1887 added an electric generating plant to supply power to businesses, residences, and public streets. In 1875, a brewery was begun and grew and prospered even through state prohibition in the early 1890s. Three yards were opened to manufacture pressed brick, which was used to construct many local homes and businesses. In 1883, both a pork-packing plant and an iron foundry and machine shop were opened, and a stone

¹² Ibid, 25.

¹³ Ibid, 25-26.

¹⁴ Ibid, 26-27.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 46

polishing works was opened in 1884. There were also a host of smaller establishments including a wagon and plow works, a bottling works, marble works, vinegar factory, creameries, and two cigar factories. Sioux Falls business leaders also worked hard and contributed generously to get schools and colleges to locate in the community, including the Dakota Collegiate Institute in 1883, the All Saints School in 1884, and the Lutheran Normal Training School in 1889.¹⁵

Even though Sioux Falls was rapidly growing and prospering, city leaders still worked continuously to promote the town. On December 16, 1887, Richard Pettigrew held a town meeting at his office to discuss taking “steps towards advertising Sioux Falls abroad.” The *Argus Leader*, the local paper, asserted that Sioux Falls was “just on a turning point between a town and a city and the action taken by her business men during the next year (would be) of vital importance.”¹⁶ In 1888, Pettigrew launched plans to create an industrial suburb to be called South Sioux Falls. He raised the money to launch the enterprise from investors in Maine, and during the next three years he stocked his industrial suburb with a woolen mill, an axle grease factory, a soap factory, and a four-story cornstarch factory. The suburb was connected to Sioux Falls by Pettigrew’s trolley line, and his South Sioux Falls Railroad and Rapid Transit Company linked it to the railroad yards in Sioux Falls. The crowning jewel of the manufacturing suburb was to be the South Sioux Falls Stockyards and Packing Plant that was begun in 1889. But in 1891, before the project could be completed, the economy began its slide toward the Panic and Depression of 1893, investment money dried up, and the plant never began operations. Many tactics were used to promote the city, including ads in eastern newspapers, and brochures and pamphlets. In December 1889, the Rev. J. H. Mooers wrote a book entitled *Sioux Falls, the Queen City of South Dakota*. The thirty-two-page book advocated the natural advantages, trade connections, and qualities of Sioux Falls. The *Argus Leader* advertised the book and encouraged local citizens to buy copies and mail them to people back east. Within a month the first printing was sold out and a second ordered. By January 1890, the *Argus Leader* reported that one real estate man had already sold eight thousand dollars worth of property through the books.¹⁷

Sioux Falls and its city leaders were affected by the depression in the 1890s. Industrial suburbs and factories closed, businesses failed, and speculators were unable to get money to keep their projects alive. Pettigrew and many other Sioux Falls boomers lost the fortunes they had amassed during the good times before 1893. But in 1897, the economy recovered, and the railroads that the Sioux Falls business leaders had worked so hard to build became increasingly important. The railroads were the key to the city’s success in the new century, for they made possible the rapid development of a large wholesale business in the city. In turn, the wholesale

¹⁵ Ibid, 28-29.

¹⁶ Ibid, 29.

¹⁷ Ibid, 29-30.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 47

distribution network in the surrounding region gave rise to regional manufacturing establishments in the city. And the railroads not only distributed goods to the smaller cities and towns of the region, they also brought agricultural produce and people to Sioux Falls. As a result, Sioux Falls increasingly became a central place.¹⁸

When a good economy returned in 1898, Sioux Falls made the most of the change in fortune. A flurry of new wholesale houses and manufacturing establishments appeared which drew workers to the city. They in turn supported a revival of the city's retail trade. In 1899, bank profits were double what they had been in 1898, existing businesses expanded, new businesses came in, and so many families were moving into Sioux Falls that there was a housing shortage. In the next two decades, the wholesale and manufacturing businesses of the city flourished. Sioux Falls, as a result, experienced a greater population growth than ever before. By 1920, its population was 2 ½ times larger than in 1900. And more than doubling in size in twenty years meant that Sioux Falls changed in many ways. New neighborhoods sprang up, people moved away from the center of the city as the business section expanded, congregations outgrew their churches and built new, larger ones, new schools were built to keep pace with the growing school population, the manufacturing and wholesale district north of the downtown area blossomed, and railroad freight yards expanded with sidings serving every warehouse and factory. Downtown Sioux Falls changed as well as it increasingly served a larger resident population and became a regional shopping center as well. Old frame structures were replaced with new multi-story business and office structures, and hotels and store buildings destroyed by fire were promptly replaced by larger modern structures. In 1915, forty blocks of the business district became the "White Way" as a new system of luminous arc street lights were installed.¹⁹

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

¹⁸ Ibid, 73.

¹⁹ Ibid, 75.

²⁰ Ibid, 75-77.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 48

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

In 1920, business leaders in Sioux Falls expected that the prosperous boom times of the previous decade would continue. But in 1921, the artificial boom created by World War I ended. Overproduction soon caused a drop in agricultural prices and with it came a drop in the value of farmland. Farmers, who had borrowed money to buy expensive land or new equipment during the war boom, soon found themselves unable to repay their loans, and Sioux Falls shared in the misfortunes of the surrounding countryside. After 1921, Sioux Falls experienced its share of bank and business failures, but the population continued to grow and a surprising number of buildings were constructed. In fact, by 1929, Sioux Falls was in the midst of a building and business boom that was cut short by the stock market crash in October. The Great Depression that began with the stock market crash had a dramatic impact on the Sioux Falls economy. The number of building permits issued dropped sharply, and in 1933, the depression's low point, only a quarter of a million dollars of new construction occurred in the city. In the remainder of the 1930s, major construction consisted primarily of public works projects sponsored by the city or county under the Public Works Administration and Works Progress Administration of the New Deal. Sioux Falls began to recover slowly from the Depression after 1935. The population, which remained stagnant from 1930 to 1935, began to grow again, and by 1940 seven thousand residents had been added to the census total. Construction of new homes, which had reached a low of only fifty in 1934, gradually increased in succeeding years to accommodate the growing population.²²

²¹ Ibid, 111-113.

²² Ibid, 114.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 49

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

Historic Background / Architecture and Residential Development

Although Sioux Falls was established in 1870, the turn of the century introduced a period of rapid growth and development within the city. The Hayes Addition was platted in 1886 by John and Martha Hayes and included 16 full blocks that remained largely undeveloped through the first part of the twentieth century. According to a 1913 city-planning map, all blocks with the exception of the former block 16 (at corner of Phillips and 26th) had not been further subdivided into individual lots. However, the city was flourishing, and as the adjacent McKennan Park Addition was developed 1909, additional land was needed for residential growth.²⁴ By the turn-of-the-century electric streetcars had increased mobility within the town and therefore the newer subdivisions were laid out along these primary thoroughfares. In 1914 the city initiated a sidewalk building and road paving plan that further enhanced these residential neighborhoods, and Phillips Avenue was the first street to benefit from these municipal improvements.²⁵ Like the surrounding McKennan Park and Sherman Additions, the Hayes Addition was necessary to meet the increased need for housing as the city expanded, for in the two

²³ Ibid, 113-115.

²⁴ R.E. Bragstad, Sioux Falls in Retrospect. (Sioux Falls, 1967), 137.

²⁵ Gary D. Olson, Sioux Falls, South Dakota: A Pictorial History, (Norfolk, Va: donning Company, 1985), 103.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 50

decades between 1900 and 1920, the population of Sioux Falls doubled, thus reinforcing the demand for additional residential development.

A significant increase in commerce and industry, particularly manufacturing and automobile production, led to an overall rise in the city's population from 14,000 to 24,000 residents, most of whom had newly arrived in conjunction with the growing commercial sector and therefore in need of housing. This influx of people, along with the rise in technological advancements in transportation (thus allowing easier commutes from residential to commercial/industrial areas) fostered a substantial building boom. Most of the houses built in the Hayes Addition correspond to this peak in new residential construction with an overwhelming number (approximately 70%) predating the collapse of the market in 1929.

As one of the earliest settled residential areas in the city, the Hayes Historic District is a reflection of the boom and bust development and growth of the city. The Hayes Addition was surveyed by D.C. Rice in April 1886 and recorded at the Register of Deeds in May of that same year. The original plat included sixteen full blocks divided by Hunter Street (22nd), Hills Street (23rd), Chandler Street (24th), May Street (25th), and Blanche Street (26th) from north to south and by Washington Avenue (Phillips), Bellevue Avenue (Main), Centre Avenue (Center), and Goodard Avenue (Dakota) from east to west. The square, uniform blocks measured approximately 257 feet by 264 feet with 66-foot wide streets between each block. The addition was further subdivided in May of 1889 when M. Russell purchased the whole of block one (at corner of 22nd and Phillips) and divided it into 16 equal lots. The south half of block 16 (corner of 26th and Phillips) became Blackman's Subdivision on June 3, 1889 when purchased by George T. Blackman who subdivided it into six lots.²⁶ Despite the transfer of land to create these two smaller subdivisions, the area as a whole is commonly referred to as the Hayes Addition, named after John and Martha Hayes who originally established the neighborhood.

There is little available information about Mr. Hayes and he disappears from city directories in 1893. What is known is that as of 1882 he is recorded as being born in Illinois at residing somewhere one mile south of the city. He is also listed as a partner in Henton & Hayes, a manufacturer and dealer in iron and woodwork. The business, which was advertised in the 1883 city directory, was located at the corner of 10th Street and the former Island Avenue in downtown Sioux Falls.²⁷ Unfortunately, his involvement in this enterprise was not long-lived: the 1885 directory lists the dealership as Henton & Company.²⁸ John Hayes is listed as owning a residence on

²⁶ Register of Deeds. Deed Book 2, pp. 21-22.

²⁷ Glenn & Cox of Lincoln, Nebraska. *General City Directory of Sioux Falls, Dakota – 1882-1883*. (Sioux Falls, Dakota: Sioux Falls Publishing Company, 1882), 42.

²⁸ Dan Scott, compiler and publisher. *Sioux Falls Directory – 1885*. (Sioux Falls, Dakota: 1885), 61-62.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 51

the east side of Minnesota Avenue, opposite the park; in the 1885 directory but by 1898 he is listed as being a boarder at 1314 South Minnesota Avenue.²⁹ This is the last time he appears in a directory. Despite the obscurity of John Hayes' origins or his lack of prominence in Sioux Falls community, the subdivision named for him is important in the history of the city's architectural and residential development.

Although the Hayes Addition was platted in 1886, only a handful of houses were constructed before 1900. The lack of major development until the early 1900s was probably due, in part, to the lack of paved streets and sidewalks, which most likely discouraged homebuilders. But the economy held back buyers as well.³⁰ As mentioned earlier, the Sioux Falls economy began to falter in 1891 as the nation began to slide into the panic and depression of 1893. During this economic depression, Sioux Falls grew by just 89 residents during the entire decade of the 1890s. Of the houses constructed before 1900, only five remain: 1406 and 1408 S. Dakota (circa 1886 and 1889), 207 W. 22nd (1886), 1400 S. Center (1890) and 1625 S. Main (1895), all of which are still largely intact and unaltered.

The turn of the century brought renewed prosperity not only to the city, but to the Hayes Addition neighborhood as well. In 1901, the first hospital in Sioux Falls was constructed at the corner of 19th Street and Minnesota Avenue, in close proximity to the newly established Hayes Addition. The year 1908 brought electric streetcars to the city, promoting growth and development.³¹ The initial development of the Hayes Addition and the surrounding neighborhoods occurred along the streetcar line that ran through the area. The enhanced transportation, along with the paving of the streets and sidewalks in the residential areas in 1914 contributed to the noticeable growth in the Hayes Addition, with the construction of 28 houses (20%) between 1910 and 1919. One can still see sidewalks stamped with the years 1914-1919 in the area. Between 1900 and 1920, Sioux Falls doubled in population as a result of manufacturing, distribution and the automobile industry, making Sioux Falls the largest city in the state.³² A growing population combined with a housing shortage encouraged a massive building boom, and houses were built in greater numbers and with greater frequency.

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

²⁹ Blair & Allen. *Sioux Falls Directory – 1887*. (Sioux Falls, Dakota: S.T. Clover: Queen City Printing House, 1887), 66.

³⁰ Marie J. Liggett and Patricia McElroy, *Sioux Falls Sherman Addition, Hayes Addition, & McKennan Park Addition Historic Sites Survey Report* (Sioux Falls Planning Department, 1999) 5.

³¹ Bragstad, 132.

³² Olson, 88.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 52

the city to grow without residents losing access to the downtown for shopping and employment.³³ It was during this time, from 1920 to 1929, that almost more than one-third (43%) of the residences in the Hayes Addition were built. Sixty houses, inspired by the Craftsman, Prairie, and Tudor Revival styles were constructed to meet the needs of a growing population. Most of the people who lived in the neighborhood during this time were cashiers, clerks, small business owners, traveling agents, or employees for different local companies. There was also a share of doctors, lawyers, architects, and other professionals who lived in the area.³⁴ But the majority of the residents were average working middle-class, and the styles and designs of the houses in the Hayes Addition are a reflection of that.

In 1929 Sioux Falls was still experiencing a building and business boom, and although house building was booming until late that year, the stock market crash in October had a chilling effect on building in the Hayes Addition, as it did on the entire town of Sioux Falls. During the one-month period of October 1929, building permits in Sioux Falls valuation exceeded \$2 million. By comparison, the total building permit valuation for the entire year of 1931 was well less than \$2 million. In 1933, new construction in Sioux Falls was only about a quarter million dollars. As Sioux Falls' population growth stagnated from 1930-1935, home building was almost at a standstill. Construction of homes reached a low in 1934, when only 50 homes were built in the entire city. Despite the sluggish economy and reduced construction, 14 new houses were built in the Hayes Addition from 1930 to 1934, accounting for roughly 10% of the extant district resources. With the help of national relief programs such as the Works Progress Administration and the Public Works Administration, work projects were available and Sioux Falls entered another house building boom in 1935, with an average of 150 house building permits issued a year, until World War II hindered the construction of homes.³⁵ Five houses were built in the Hayes Addition between 1935 and 1939, while only 10 were constructed from 1940 to 1949 and due largely to the increased funding and low interest rates made available through post WWII programs. As mentioned previously, the vast majority of the district's houses were constructed prior to 1939, so most of the neighborhood's physical character was already established and the houses built after 1940 were still in keeping with the overall size and style of the existing homes and employed the same materials.

Architecturally, the houses contained within the Hayes Historic District reflect the popular trends of the periods during which the neighborhood was established. The roughly four decades that encompass the districts' development encompassed the turn of the century, a world war, and numerous technological advances, including the telegraph, trains, trolley systems, automobiles, busses, and airplanes. Even the construction styles of the

³³ Olson, 111.

³⁴ Liggett and McElroy, 6.

³⁵ Ibid., 8-9.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 53

residences reflect the period of their development. For example, during the early years of the Hayes Addition development, there is a prevalence of house styles that regarded the front porch as essential. The front porch represented community, neighborliness and a sense of security – all the attributes that Sioux Falls worked to acquire as a young city with big aspirations. Porches were places for socializing, courting, and everyday household jobs. Before there were televisions or even radios, front porches supplied wholesome daily and evening entertainment, a sense of community and neighborhood identity. The porch was an invitation for neighbors to commune, share stories, gossip, relate news from the far corners of the country or escape from the sun and the confines of the house, and rest in the cool shade of its cover. The front porch began to decline in the 1930s as side porches emerged. Porches were also enclosed and turned into TV rooms frequently in the 1950s and after.³⁶ The changes that occurred both socially and economically in Sioux Falls were reflected in the changes to the architecture of the neighborhood. The residences were, and are, a visual representation of the time in which they were constructed.

Architectural Types and Styles

South Dakota was said to have reflected national trends in house design, and the most prevalent styles in the Hayes Addition are the Craftsman, Prairie, and Tudor Revival styles, which were easily adapted for the construction of both large and small houses built throughout the country during the period from about 1905 until the early 1920s.³⁷ Houses that are classified as one of these popular styles usually incorporated several decorative elements into a basic rectangular or L-plan, and are identified not only by these stylistic features but also by the use of common forms, materials, and windows.

Most of the district's buildings are balloon-frame construction, although there is one brick dwelling. Wall claddings are quite varied, and include brick, weatherboard, stucco, and wood shingle cladding, as well as Masonite and vinyl. The most common roofing material is asphalt shingles. All houses within the district have asphalt roofing unless otherwise specified in the description. Foundations are generally poured concrete or concrete block, with the occasional application of stone or brick. Most of the contributing buildings retain their historic materials or exhibit replacement materials that are like or compatible with the historic finishes. Although many historic buildings do feature non-historic cladding, such as vinyl or aluminum siding, they are still contributing if the overall character is not diminished. Buildings that clearly indicated alterations in

³⁶ Arthur Huseboe, *The Arts in South Dakota* (Sioux Falls: Center for Western Studies, Augustana College, 1989) 210-213.

³⁷ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf Inc., 1994) 440, 454.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 54

openings, such as windows, and doors, or that featured massive additions that either dwarf or obscure the historic features, do not meet the criteria for contributing status.

The resources contained within the district range in date from circa 1886 to 1970. While the buildings reflect the changes in and progression of architectural styles and types throughout this period, the largest percentage of houses date between 1910 and 1940. The dwellings represent popular types and styles of domestic architecture found throughout the nation but particularly in the Midwest and western regions in the early part of the twentieth century. The following narrative briefly outline the predominant architectural styles found within the district boundaries and correspond with the individual descriptions provided in Section 7 of the nomination.

Gable End with Hipped Porch

This subcategory includes frame and stucco gable end dwellings that feature a full or three-quarter width porch. In most cases, the porch is at least partially enclosed by screens or windows, with an off-center front entrance. The lower facade fenestration generally contains a single door entrance either flanked by single or grouped windows or off-center followed by similar windows. Window configuration is typically one-over-one sash or three to five-over-one sash with vertical muntins. In most cases, door and window framing is narrow, and the house exhibits little exterior ornamentation aside from slightly extended eaves, sometimes with brackets or exposed rafters.

Gable End with Gabled Entry Porch or Portico (also Bungalow)

There are several examples of one and one and one-half story gable end cottages characterized by a large, primary gable end facade with a smaller, gabled entry porch (enclosed) or an open, gabled portico. The general architectural features include slightly projecting eaves with open cornices or bracketed eaves, narrow vergeboards, plain lintels, jambs, and sills on window and door openings, and a combination of single and grouped (paired or triple) windows with one-over-one or three to five-over-one lights with vertical muntins. Exterior wall cladding includes weatherboard, stucco, metal, and synthetic siding above a concrete foundation. Roof pitch ranges from low to moderate.

Double Front Gable End or Double Front-Facing Gable End

Another very predominant variation of the gable end house found in the amended district is the double front gable end type, characterized by a large, primary gable end and a secondary, slightly projecting gable end. In most dwellings, the one story secondary gable end is centered on the one and one-half story primary gable end and contains either an open or enclosed porch. Many of the double front gable end houses share common bungalow characteristics such as extended eaves, exposed rafters, bracketed eaves, narrow vergeboards, and low to moderately pitched gables. Stucco is the predominant cladding material, followed by weatherboard and synthetic or metal siding. This particular variation is often called a "bungaloid" dwelling or cottage, and was immensely popular during the second, third, and fourth decades of the twentieth century.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 55

American Foursquare

Usually characterized by a basic square floor plan with four rooms and a center hall. The center hall is not always present, but in most cases, the hall provides access to the staircase for the second story. Hipped or pyramidal hipped roofs are most common, and the roofline may feature slightly to moderately projecting eaves with either an open cornice or brackets. In most cases, the exterior wall cladding is either weatherboard or stucco, with narrow wood framing around windows and door openings. The facade fenestration is usually symmetrical, with a centered front door flanked by single, paired, or grouped windows that feature either a one-over-one double hung sash configuration or a three to five-over-one configuration with vertical muntins. Full and three-quarter width porches with secondary hipped or shed roofs are the most common in the district, and often at least partially enclosed due to the climate, although gabled entry porches, either open or enclosed are found in some examples. The two-story cubes in the amended district do not embody stylistic features such as Colonial Revival or Prairie style elements, which are often applied to basic foursquare dwellings during the mid-twentieth century.

Colonial Revival/Dutch Colonial Revival

This architectural style lends itself to a variety of architectural types, ranging from simple cube houses to multiple-story public buildings. In the survey area, Colonial Revival stylistic features are applied to simple dwellings, but nonetheless reflect the identifying elements associated with the popular national style during the early twentieth century up through the immediate postwar period. Colonial Revival architecture is characterized by one and one-half or two story rectangular plans, sometimes with single or paired wings or a rear ell. Balance is one of the identifying features of this style, along with symmetrical fenestration, particularly on the facade, single or paired sash windows with four or six lights over a single light, moderate to steeply pitched side gable roof with slightly extended eaves and boxed cornices, a gabled portico or a pedimented entrance, and either weatherboard or synthetic siding. Dutch Colonial architecture embodies all the characteristics associated with Colonial Revival styles, with the exception of the roof form. The Gambrel roof is the dominant feature for identifying the Dutch Colonial style, and is characterized by a roofline that peaks at the junction of the two sides, but then slopes to a second peak before sloping to the eaves.

Tudor Revival

The Tudor Revival style also translates well to a variety of residential types and forms, which made it one of the popular early twentieth century domestic designs both for grand houses as well as modest cottages. Dominant architectural and stylistic features indicative of Tudor Revival buildings include steep or moderately pitched gable end or side gable roof, often with a cross-gable plan or with gabled roof or wall dormers, extended eaves, sometimes with an asymmetrical slope, flared eaves, and contrasting exterior materials. Stone, brick, and stucco are commonly used for Tudor Revival dwellings, but weatherboard and siding are typical treatments for more modest houses. Arched openings and multiple-light sash windows are also defining features.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 56

Prairie

Typically associated with the work of Frank Lloyd Wright, Prairie style architecture emphasized horizontal lines created by beltcourses, grouped windows, low-pitched rooflines, wide porches, and balanced fenestration. Modest interpretations of the style utilize the basic two-story foursquare plan and add full-width porches, grouped windows, one-story wings, and low, hipped dormers. Brick and stucco are the most common cladding materials, although weatherboard does appear on more restrained versions of this style.

Craftsman Bungalow

Although a great majority of the district buildings embody bungalow characteristics such as the rectangular form, gabled roofs, and porches, Craftsman style bungalows reflect the attention to architectural detail and quality of design that made Craftsman style houses popular during the first half of the twentieth century. Examples of Craftsman architecture are characterized by the one and one-half to two story rectangular form with either a side gable or gable end facade, gable or shed wall or roof dormers, extended eaves with brackets and/or exposed rafters, low to moderately pitched roof, and either a full or three-quarter width (porch open or enclosed). A combination of single and grouped windows, most often with three or five vertical panes above a single lower pane, with contrasting wood lintels, jambs, and sills. Exterior materials generally consist of concrete or concrete block foundation, stucco, weatherboard, or synthetic siding, and asphalt or composite roof shingles.

Minimal Traditional

The late 1930s and 1940s introduced the beginnings of pre-fabricated, economical residential architecture that became increasingly popular after the Second World War. Minimal Traditional houses embodied classic domestic features in a small, compact, rectangular unit designed to be energy and cost efficient. The houses are characterized by moderate to steeply pitched side gable roofs, often with a gable end ell or cross-gable. Gabled porticos and pedimented entrances are also common, along with the relatively flat facade with asymmetrical fenestration. Louvered shutters often flank single and paired multiple-light windows. Exterior materials include weatherboard, asbestos shingle, metal, and synthetic siding.

Ranch Style

Post-WWII domestic architecture was transformed by the Ranch style house, which was an enlarged adaptation of the Minimal Traditional dwelling and conducive to pre-fabricated construction materials and modern lifestyles. The defining features associated with Ranch style houses include moderate to low pitched hipped, cross-gable, or side gable roofs, an extended, rectangular plan, one-story or split-level stories, and varied window openings, ranging from single, multiple-pane sash windows to plate-glass picture windows. Large sliding glass doors commonly open to a patio or deck, and the front facade entrance is often enhanced by a portico, porch, or recessed entrance. Some ranch style houses feature a plan with a massed, rather than linear plan with very low pyramidal hipped roofline reminiscent of tropical bungalow styles.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 57

Summary

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

The resources located in the boundary increase area of the Hayes Historic District accurately reflect local, regional, and national trends in their architectural form, style, and function. Although a few properties exhibit minor alterations and/or renovations, the defining characteristics remain intact and do not diminish the architectural or historical significance of the district. Due to the high level of architectural integrity as well as the overall setting, including the street layout and landscaping, the boundary increase area enhances and expands an already significant district and reflects historic planning patterns typical of early- to mid-twentieth century standards for residential design.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page # 58

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page # 59

UTM CONTINUATION

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

VERBAL BOUNDARD DESCRIPTION

The district boundaries begin at the northeast corner of the property at 1401 S. Phillips Avenue and continue south along the west side of Phillips Avenue to the southwest corner of the property at 1721 S. Phillips Avenue. From that point, the boundary line continues westward along the north side of W. 26th Street from the corner of Phillips Avenue to the southeast corner of the property at 312 W. 26th Street. The west boundary line continues along from the southwest corner of the property at 1701 S. Dakota Avenue in a northward direction along the west side of S. Dakota Avenue up to the corner of the property at 401 W. 22nd Street. At this corner, the boundary line extends to the east along the south side of W. 22nd Street to the northeast corner of the property at 1400 S. Main Avenue.

BOUNDARY JUSTIFICATION

Verbal Boundary Description

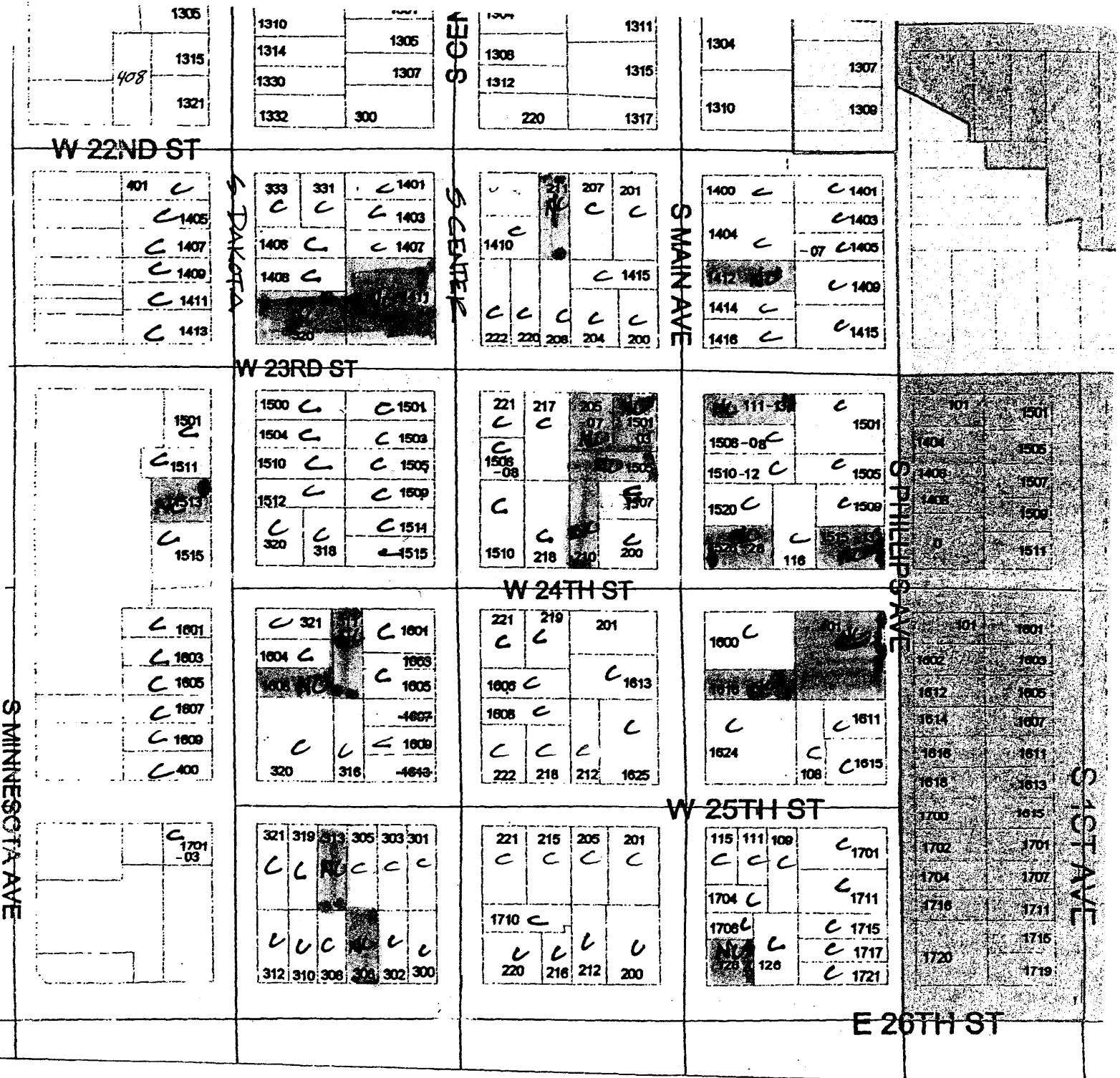
The bold line on the accompanying map entitled "Hayes Historic District" delineates the boundary of the proposed Hayes District.

Verbal Boundary Justification

The boundaries of the Hayes Historic District encompass the area originally platted as the Hayes Addition (also the Blackman and Russell subdivisions) and contains the a concentration of pre-1940 residential properties that are directly representative of architectural development and community planning in Sioux Falls, The boundary follows the boundary line of the National Register listed McKennan Park District on the east, and W. 22nd Street, which is the dividing line between the National Register listed Sherman District and Hayes Additions, on the north. The western boundary was established to include all of the residential properties associated with the Hayes Addition, and the south boundary was established to exclude the south side of 26th Street.

HAYES HISTORIC DISTRICT

SIOUX FALLS, MINNEAPOTA CO., SD



C = CONTRIBUTING
 [Shaded] = NON CONTRIBUTING