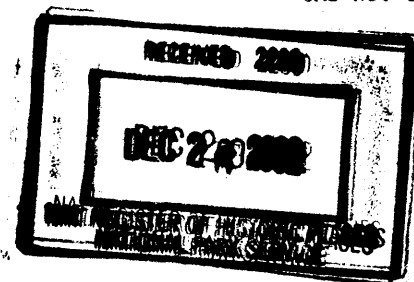


United States Department of the Interior
National Park Service

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 McKenna Park Historic District (Boundary Increase)

other names/site number N/A

2. Location

street & number see section 7 not for publication N/A
city or town Sioux Falls vicinity N/A
state South Dakota code SD county Minnehaha code 046 099 zip code 57102

3. State/Federal Agency Certification

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

Jay D. Vogt
Signature of certifying official

12-13-2002
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

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

☒ entered in the National Register
_____ See continuation sheet.
_____ determined eligible for the National Register
_____ See continuation sheet.
_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain):

for _____
Signature of Keeper

_____ 2/5/03
Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

☒ private
☒ public-local
_____ public-State
_____ public-Federal

Category of Property (Check only one box)

_____ building(s)
☒ district
_____ site
_____ structure
_____ object

Number of Resources within Property

Contributing	Noncontributing
<u>65</u>	<u>15</u> buildings
	_____ sites
<u>2</u>	_____ structures
	_____ objects
<u>67</u>	<u>15</u> Total

Number of contributing resources previously listed in the National Register 0

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

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single-family dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single-family dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

foundation STONE: granite, limestone; BRICK; CONCRETE

roof ASPHALT; METAL: tin; WOOD: shingle, shake

walls BRICK; STUCCO; WOOD: weatherboard, shingle; CONCRETE

other GLASS; METAL; STONE; CONCRETE

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

See Continuation Sheets

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

=====

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)

- X 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.
- X 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)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance 1909 - 1940

Significant Dates 1909
 1914

Significant Person (Complete if Criterion B is marked above)
 N/A

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

Cultural Affiliation N/A

Architect/Builder N/A

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: South Dakota State Historical Society

=====

10. Geographical Data

=====

Acreage of Property 12 ACRES

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
<u>x</u>	See continuation sheet.					

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

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 Eades

organization Historic Preservation Consultants of Middle Georgia

date March 2002

street & number 2983 Victoria Circle telephone (478) 476-8549

city or town Macon state Georgia 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)

=====

Property Owner

=====

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

name see property owner list

street & number see owner list

telephone N/A

city or town Sioux Falls state SD

zip code _____

=====

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

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

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

Property Owner List

1404 S. Philllips	Jill D. Marshall	same
1406 S. Philllips	Melody Mickleberg, trustee	1409 Glendale Ave., 57105
1408 S. Philllips	Gregory/Brenda Odea	same
1510 S. Philllips	Charline Smith, trustee	same
1602 S. Philllips	Dorothy Johnson, trustee	same
1612 S. Philllips	Nancy/Traut Dickinson	same
1614 S. Philllips	Carl A. Grupp	same
1616 S. Philllips	Ted/Pamela Eldridge	same
1618 S. Philllips	Eric/Allison Sahly	same
1700 S. Philllips	Kraig Krehbiel	same
1702 S. Philllips	John P. Abbott	PO Box 278, Brandon 57005
1704 S. Philllips	Jeanette Ellingsen	same
1716 S. Philllips	Kent A. Qual	same
1720 S. Philllips	William P. Butler	same
1501 S. First	Christian/Sarah Larson	same
1504 S. First	Jeffrey/Elizabeth Jarrett	same
1505 S. First	Michael/Martha Wanous	same
1506 S. First	John M. Helin	same
1507 S. First	Barbara R. Jansa	same
1509 S. First	Jaynepaul /Bridget Peterson	same
1510 S. First	James P. Monick	same
1511 S. First	Richard E. Sundem	same
1512 S. First	Delores Lipp/Jeffery Yarbrough	same
1600 S. First	William Reib/Gary Johansen	508 Davidson Bldg. Sioux City 5110
1601 S. First	Betty Best	127 Duluth Ave. SF
1602 S. First	Marlene Peterson	same
1603 S. First	M.Franklin/Mary Pudas	same
1604 S. First	Robert Carr/Dona Kennealley	2601 Clarkway Dr. SF
1605 S. First	Gordon Goosen	same
1606 S. First	Gilbert/Lisa Gullickson	same
1607 S. First	Jeanette McConnell	same
1608 S. First	Cory Faber/Erin Krafka	same
1610 S. First	Gail Y. Fossum	1025 W. 15th 57104
1611 S. First	Joan E. Anderson	same
1612 S. First	Kris F. Peterson	same
1613 S. First	Karen K. Fritz	same
1615 S. First	James/Patricia Guthmiller	same
1701 S. First	Gary/Linda Crisp	same
1706 S. First	Stephanie Billat	same
1707 S. First	Timothy/Melissa Hiatt	same
1708 S. First	William Kromminga	same
1710 S. First	Thomas O'Hara	same
1711 S. First	Kathryn/Thomas Cox	same
1712 S. First	Darrel Huber	1712 7th Avenue 57105
1714 S. First	Gene Wiblemo/Thos. McCormick	3000 E. Marson Drive
1715 S. First	Darrel/Laneil Bartel	914 S. 2nd Avenue
1716 S. First	Joseph Ingalls	same

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

1719 S. First	Fayne Bass	same
101 E. Twenty-Third	Mark Vanwienen/Anne Wirdholz	same
203 E. Twenty-Third	Donald/Denise Schaefer	same
101 E. Twenty-Fourth	Mary Florence Erving	same
200 E. Twenty-Sixth	no listing	same

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

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McKenna Park Historic District (Boundary Increase)
Sioux Falls, South Dakota

VII. ARCHITECTURAL DESCRIPTION

The McKenna Park Historic District Boundary Increase area is located in the south central portion of Sioux Falls, Minnehaha County, South Dakota and contains properties located to the west of the original McKenna Park Historic District boundaries as mapped for 1984 nomination. The McKenna Park Historic District is being amended to increase the district boundaries to include resources within the McKenna Park Addition which was originally platted and designed as an extension of the McKenna Park neighborhood. The houses and outbuildings within this addition are similar in age, style, setting, and construction materials to those found in the previously nominated McKenna Park Historic District. The boundary increase area consists of a four block area along First Avenue South and Phillips Avenue adjacent to the western boundary line of the existing district.

The boundary increase is a well-defined and remarkably intact collection of residential buildings that represent a variety of architectural types and styles primarily from the first decades of the twentieth century. The proposed district contains buildings adjacent to the McKenna Park Historic District. The nominated properties are located on the west and east sides of South First Avenue as well as the east side of South Phillips Avenue between West Twenty-third Street and West Twenty-sixth Street. These resources were the subject of a reconnaissance-level historic sites survey conducted in 1999 by Marie Liggett and Patricia McElroy, in conjunction with the Sioux Falls Board of Preservation and the Sioux Falls City Planning Department.

The district is comprised exclusively of early-to-mid twentieth-century residential buildings with a total of forty-one (41) contributing and eleven (11) non-contributing resources that range in date from circa 1910 to circa 1950. In addition to these primary resources, specifically houses, there are twenty-six (26) secondary resources including twenty-two (22)

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McKenna Park Historic District (Boundary Increase)
Sioux Falls, South Dakota

contributing garages, one (1) contributing fence and one (1) contributing retaining wall. The remaining four resources are non-contributing detached garages. The inventory at the end of this section provides a complete list of the resources according to type and date.

Most 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. These buildings do not exhibit clearly definable exterior features associated with a particular architectural style, but may have subtle details or exterior ornamentation typical of the period. There are also good examples of Colonial Revival, Tudor Revival, and Craftsman styles contained within the McKenna Park Boundary Increase area.

Primary building materials include weatherboard, brick, and concrete cladding, asphalt shingles or rubber roof materials, and brick, stone, or concrete 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. All the buildings are set back uniformly from the street on uniformly-sized lots while deciduous trees, evergreens, and a variety of shrubbery and other landscaping elements are prevalent throughout the neighborhood and contribute to the overall residential character of the district.

name of property McKennen Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

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McKennen Park Historic District (Boundary Increase)
Sioux Falls, South Dakota

In summary, the McKennen Park Historic District Boundary Increase 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. The district retains the integrity of its setting and exhibits traditional patterns of land use.

All buildings within the district boundary increase are described in the following section, and are arranged numerically by address with contributing/non-contributing status, date of construction (or estimated date based on available records) and building height. Secondary resources, such as garages, outbuildings, fences, and retaining walls are noted at the end of each description, if applicable. The descriptions are listed by the historic name for the building if known. A complete list of all properties including current property owners' names follows the inventory.

INVENTORY LIST

Key

C = Contributing Resource
NC= Non-contributing Resource

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
---------------	-------------	-------------	------------	--------------------

First Avenue, South

1.	C	1501	1919	2	Historic Name: Oliver Reitz House. Frame foursquare a hipped roof, extended eaves, brick veneer over concrete foundation and exterior end brick chimney. The original three-over-one
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name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				double-hung sash windows are intact although the original weatherboard cladding is currently covered with contemporary metal siding. A full-width porch features a hipped roof and single-pane casement windows on either side of a centered entrance.
2. C	1504	1919	1.5	Historic Name: Frank Naeve House. Frame foursquare with heavy paneled piers supporting the open front porch, a hipped roof with dormer and wide, overhanging eaves. Exterior cladding consists of narrow clapboard siding on the first story and coursed wood shakes on the second story. The original four-over-one double-hung sash windows are intact on the second story. Five-over-one double-hung sash windows flank the front door. Decorative sill and lintel window framing is intact. The original back porch has been enclosed. Form is identical to 1506 S. 1 st Ave.
3. C	1505	1915	2	Historic Name: Iver A. Skyberg House. Frame bungalow with a side gable roof and gabled roof dormers, overhanging eaves, and an enclosed porch. This porch, which was originally open, has been enclosed with multi-paned sash windows. Decorative elements include the exposed rafter tails are found on the main roof and the dormer, cutout knee

name of property McKenna Park Historic District (Boundary Increase)

county and state Minnehaha Co., South Dakota

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				brace ornaments on the gable ends, and an oriel window with a shed roof is on the north side.
4. C	1506	1919	2	<p>Historic Name: George Menke House. Prairie-style foursquare with hipped roof, weatherboard cladding, concrete block foundation, exterior-end brick chimney and enclosed, overhanging eaves. A full-width open porch with hipped roof is supported by flared wooden piers. A hipped roof dormer faces the façade. The original eight-over-one double-hung sash windows are intact on the façade. Six-over-one double-hung sash windows are intact on the other sides. The original open back porch has been enclosed with one-over-one double-hung sash windows. Form is identical to 1504 S. 1st Ave.</p> <p>Contributing frame detached garage.</p>
5. C	1507	1916	2	<p>Historic Name: Roy Harris House. Frame foursquare originally had an open porch. The gable end porch features square wood columns that rest on brick piers; the enclosed portion of the porch contains grouped, 12-pane operable casement windows. The original narrow clapboard siding is intact on the first floor while the second story and porch gable ends are clad in coursed wood shakes. A gabled roof dormer with six-light casement windows is centered on the front façade. Rafter tails are</p>

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				exposed on the dormer and porch roofs. A gabled two-story addition was added to the rear.
6. C	1509	1916	2	Historic Name: First Harry Hurd House. Frame foursquare with weatherboard cladding, concrete block foundation, and moderately-pitched hipped roof. Other features include broad wooden piers that extend all the way to the ground on the front porch. The porch was originally open but has been enclosed with a ribbon of operable casement windows. A hipped dormer is found on the center façade. Coursed wood shakes cover the second story and narrow clapboard covers the first story. The original six-over-one double-hung sash windows are intact. Contributing frame, detached garage and wooden picket fence.
7. C	1510	1919	1	Historic Name: Stanley Edmunds House. Frame bungalow with asbestos shingle siding, gabled dormer and exposed rafters and partial porch that is supported by three flared piers. The original decorative window framing is intact. The original six-over-one double-hung sash windows are intact. A small oriel window is found on the south side.

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
8. C	1511	1915	2	Historic Name: James Horner House. Frame dwelling characterized by a side gable roof, narrow weatherboard siding, and brick veneer foundation cladding. The house also features wide, overhanging eaves with exposed rafter tails, an enclosed porch with sash windows, and a heavy, square, wooden pier on the north side of the façade. The original four-over-one and three-over-one double-hung sash windows are intact throughout the house. A broad inside-end brick chimney is found on the north side while vinyl awnings have been added to the south side windows. A two-story gabled addition has been added to the rear. Attached garage addition.
9. C	1512	1915	1.5	Historic Name: Herman Baumheirer House. Gable-end bungalow with weatherboard cladding and concrete block foundation that is fronted by a full-width enclosed porch with shed roof. The front gabled façade has the typical craftsman elements such as exposed rafter tails and cut-out knee braces. Other features include two of the original square wood porch piers, wood awnings over the windows on the west and south elevations, and an exterior end chimney. Contributing stone and concrete retaining wall and steps.

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
10. NC	1600	1940	1	<p>Historic Name: Raymond Frankman House. Frame Minimal Traditional style house that features a steeply pitched side gable roof, concrete block foundation, and a projecting, gable-end enclosed entry porch. The windows are reproductions of six-over-one and eight-over-one double-hung sash windows. Wide hardboard siding was used and no decorative window framing was constructed.</p> <p>Non-contributing frame frame garage.</p>
11. C	1601	1916	1.5	<p>Historic Name: Harry Sedgwick House. Gable end bungalow with metal replacement cladding and concrete block foundation. The moderately-pitched gable end roof with extended eaves is supported by decorative knee braces in the gable end. A full-width porch with hipped roof was enclosed with small three-over-one double-hung sash windows and vertical paneling. A shed dormer is located on the north elevation along with an oriel window. Most of the original windows have been replaced with one-over-one double-hung sash windows with steel storms.</p> <p>Contributing detached garage.</p>
12. NC	1602	1950	1	<p>Historic Name: Koplow House. Minimal Traditional dwelling with stucco cladding and vertical vinyl siding in</p>

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				the double, front-facing gable ends. A vertical five-pane casement window is found in the façade gable end. A large multi-pane casement window is on the south side of the façade. Property is non-contributing due to date of construction.
				Non-contributing detached garage/outbuilding.
13. C	1603	1923	2	Historic Name: Schilt House. Brick foursquare with concrete block foundation characterized by a moderately-pitched pyramidal roof with wide, overhanging eaves, and a full-width porch that features a hipped roof supported by heavy wood piers. The original three-over-one double-hung sash windows are intact and a slightly sloping rowlock course of brick acts as a sill. The enclosed portion of the porch is original according to the Sanborn Fire Insurance Map.
				Contributing brick and frame gable end garage.
14. C	1604	1920	1	Historic Name: Palmer Gilbertson House. Small, side gabled house with vinyl siding and concrete block foundation. The façade contains a single shed roof dormer set with casement windows and a rough-cut quartzite outside end chimney.

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				A centered entrance is flanked by an eight-over-one casement window between two six-over-one double-hung sash windows and a pair of two nine-over-one double-hung sash windows. Contributing detached garage.
15. NC	1605	1935	1.5	Historic Name: Mary Brin House. Minimal Traditional style dwelling with replacement wall cladding and concrete block foundation. The façade is dominated by two projecting gabled roof dormers and a projecting, gable-end enclosed entry porch which is flanked by six-over-six double-hung sash windows. Recent alterations have changed the historic character and appearance of the dwelling.
16. C	1606	1921	2	Historic Name: W.H. Locke House. Colonial Revival style dwelling characterized by asbestos siding, concrete foundation, and low-pitched hipped roof with overhanging, soffited eaves. An open entry porch features a pedimented portico supported by narrow columns. All windows are eight-over-one double-hung sash windows with minimal framing. A small two-story wing with wrap-around windows is located on the south side. Contributing single-bay detached garage.

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McKenna Park Historic District (Boundary Increase)

<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
17. NC	1607	1950	1.5	<p>Historic Name: Second Reuben Bragstad House.</p> <p>Minimal traditional house that features a steeply-pitched side gable roof with two front-facing intersecting gable ends, one of which contains the enclosed entry porch and a single gabled roof dormer. The façade contains a large 12-light casement window while six-over-one double-hung sash windows are found throughout the house. Property is non-contributing due to date of construction.</p> <p>Non-contributing two-bay detached garage.</p>
18. C	1608	1918	1	<p>Historic Name: George C. Hugill House.</p> <p>Double front-gabled craftsman bungalow characterized by its stucco wall cladding, stone foundation, and decorative vertical stickwork in the gable ends. Other features include wide stucco piers that support the enclosed porch (contained in the smaller gable end) and exposed rafter tails beneath the extended eaves. A shed roof dormer is located on the north side. Grouped sash windows are located on the façade.</p> <p>Contributing gable-end detached garage.</p>

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19. C	1610	1925	1	<p>Historic Name: S.B. Nissen House. Small, Minimal Traditional house with side gabled roof and vinyl replacement cladding. The dwelling is characterized by the projecting, Colonial Revival-style pedimented entry porch supported by Ionic columns. The symmetrical façade fenestration consists of three 15-light operable casement windows on either side of the portico.</p> <p>Contributing garage/outbuilding.</p>
20. C	1611	1920	2.5	<p>Historic Name: First Reuben Bragstad House. Frame dwelling that features a prominent clipped gable roof with extended eaves, a clipped gable dormer on the opposing elevation, and a smaller clipped gable on the open entry porch roof. Other features include exposed rafters and purlins beneath the eaves and gable ends, brick veneer accents the lower portion of the first floor, and coursed wood shakes in the upper gable ends. The original windows with vertical muntins in the upper sashes are intact although the historic framing has been obscured with vinyl siding.</p> <p>Contributing detached garage with clipped gable roof.</p>

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21. NC	1612	1941	1	Historic Name: Quirk House. Minimal Traditional style side-gable house with a centered, front-facing cross-gable and symmetrical fenestration. Property is non-contributing due to large front deck addition and other alterations.
22. C	1613	1929	1.5	Historic Name: Charles McMillan House. Tudor Revival dwelling that features textured stucco cladding, steeply-pitched cross-gable rooflines and a decorative exterior gable wall chimney (façade) with contrasting rubblework and brick cladding. Decorative brickwork surrounds the window openings as well as the front entrance. A small, gable end enclosed entry porch contains an arched opening and recessed entrance. A small 6-light rounded top window is to the north of the door. Each window is capped with an elongated curve. The original three-over-one double-hung sash windows are intact.
23. C	1615	1921	1.5	Historic Name: Burton Pooler House. Frame bungalow with vinyl siding, concrete block foundation, and steeply-pitched gabled roof. The wide, front-facing gable end is flanked by large shed dormers on each of the opposing elevations, and fronted by an open porch with gable-end roof. The opposing lines of the porch and main structure roofs

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				indicate a possible difference in dates of construction. On the 1924 Sanborn Fire Insurance map this home did not have a porch.
				Contributing single bay garage.
24. C	1701	1933	1.5	Historic Name: Neal Plooster House. Modest side gable dwelling with stucco cladding, clipped gable ends, and an brick chimney on the façade wall. Subtle Tudor Revival elements such as a prominent chimney, cross gable plan with steeply-pitched clipped gable roof and a triangular eyebrow dormer with 10 diamond lights and decorative stickwork in the upper gable end. A small entry porch with clipped gable roof features decorative brickwork around the arched opening. Six-over-one double-hung sash windows are present throughout the house. Contributing flat roof garage.
25. C	1706	1921	1.5	Historic Name: Elmer Nelson House. Craftsman style bungalow with double front-facing gable ends, exposed rafters, knee braces, and projecting eaves. The smaller gable end contains an enclosed porch with one-over-one and single-light casement windows. The original piers are still visible. A shallow oriel window with copper cladded

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				roof contains four, six-light casement sashes and is located on the north end of the façade.
				Contributing frame garage/outbuilding.
26. C	1707	1921	1	Historic Name: Alvin Heldridge House. Side gabled cottage with exposed knee braces beneath the gable ends, a poured concrete foundation with brick veneer cladding and beveled wood window and door framing. The exterior cladding consists of wood shakes on the façade while the other three elevations are clad with narrow clapboard siding.
				Contributing gable-end detached garage.
27. C	1708	1925	2	Historic Name: N.H. Jensen House. Frame gable end dwelling with full-width gable-end open porch supported by paneled wood piers and decorative knee braces in the gables. Façade fenestration consists of a six-over-one casement window flanked by two four-over-one double-hung sash windows and a single panel entrance. Two single-pane casement windows are located in the upper gable end.
				Contributing detached garage/outbuilding

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28. NC	1710	1925	1	Historic Name: Llewellys Blanchard House. Frame bungalow originally featured an open porch. The heavy, battered piers are still visible. The original porch roof may have been replaced since the rooflines and details do not match the main roof. The porch has been enclosed with Masonite paneling and steel operable casement windows and an octagon casement window to the north of the door. Exposed purlins are visible on the main roof gable ends. A large eight by six pane window is on the south wall. A two-story hipped addition was added on the back. Property is currently non-contributing due to the porch alterations and recent addition.
29. C	1711	1922	1	Historic Name: Marion Stark House. Craftsman bungalow features double front-facing gable ends and a full-width open porch supported by broad sloping wood columns, weatherboard cladding, corbeled brick interior chimney, and exposed rafters. Shed roof dormers with exposed rafter tails project from each side of the front gabled roof. Two, three-light casement windows are centered in the façade gable ends. The original three-over-one double-hung sash windows are intact.

Contributing detached gable-end garage.

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30. C	1712	1924	1	Historic Name: R.G. Hathaway House. Craftsman cottage is characterized by wood shingle cladding, a side gabled roof with clipped gable ends, and exposed rafters. The open entry porch is centered on the façade with a clipped gable roof supported by two pairs of square wood columns connected by decorative stick work. The original decorative window and door framing is intact as are the original four-over-one double-hung sash windows with vertical muntins. Contributing frame garage/outbuilding.
31. NC	1714	1921	1	Historic Name: R.G. Trotter House. Cross-gable dwelling with vinyl siding and concrete block foundation. This house has been severely altered over the years with additions and the enclosing of the porch. It is hardly recognizable from the original footprint on the Sanborn Fire Insurance Maps.
32. C	1715	1918	2	Historic Name: A.J. Jordan House. Gable end frame dwelling with full-width open porch with gabled roof supported by narrow wood posts. Other features include cut-out knee braces, exposed rafter tails, and three-over-one double-hung sash windows with vertical muntins. The façade is asymmetrical with the entrance on the far north side. An oriel with a grouped three-over-one

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<u>Status</u>	<u>St.#</u>	<u>Date</u>	<u>Ht.</u>	<u>Description</u>
				double-hung sash windows with vertical muntins on the south side. An exterior end brick chimney is located on the south elevation.
33. NC	1716	1940	2	<p>Historic Name: Benn Able House. Restrained Colonial Revival dwelling with three-bay façade fenestration and an asymmetrical entrance. A small side entrance addition has been added to the north side. An outside end brick chimney is on the south side. Six-over-six double-hung sash windows are used throughout the house. The classical portico includes grooved pilasters and decorative molding caps the top.</p> <p>Non-contributing frame detached garage.</p>
34. NC	1719	1947	1	<p>Historic Name: Leonard Tufty House. Gable end cottage with textured stucco cladding, aluminum awnings are over six-over-six double-hung sash windows, and a gabled roof open entry porch. Property is currently non-contributing due to the significant façade alterations including the contemporary windows and configuration.</p>

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Phillips Avenue				
35. C	1404	1915	1	Historic Name: Chad Leigh House. Cross-gable cottage with Masonite cladding characterized by a prominent gable-end porch enclosed by 15-light casement windows and an off-set door flanked by multi-pane sidelights. The heavy wood pier associated with the original open porch is still visible on the southwest corner. Other features include decorative cut out knee braces beneath the gable ends and two interior brick chimneys. All the original windows have been replaced with one-over-one double-hung sash windows.
36. C	1406	1920	1.5	Historic Name: Fred Hall House. Colonial Revival dwelling with concrete block foundation and weatherboard cladding. The house features a steeply-pitched side gable roof with prominent shed dormer that contains two single six-over-one sash windows. The lower façade is slightly recessed beneath the side gable roof and contains paired 18-light casement windows on either side of a projecting centered entrance which is framed by a triangular pediment and two Doric pilasters. Other features include a concrete front patio area with wrought iron railing and concrete steps.
37. C	1408	1922	1.5	Historic Name: George Egan House. Frame bungalow concrete block foundation, weatherboard cladding, and contrasting brick porch. The house is

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				characterized by the moderately-pitched side gable roof with clipped gable ends and shed-roof dormer on the facade. Heavy brick piers support the inset porch which has a matching brick porch surround. Most of the three-over-one double-hung sash windows with vertical muntins remain intact with the original wide wood framing.
38. C	1510	1922	2	<p>Historic Name: J.O. Coombe House.</p> <p>This brick dwelling exhibits excellent features associated with the Craftsman style. Distinguishing features include the use of contrasting brick and stucco cladding with decorative stickwork, extended eaves with exposed rafter tails and gable-end open entry porch with concrete-topped brick walls. A low, broad shed dormer with a two-light operable casement window extends off the façade side roof while a flat roof connects to the entry roof and covers the walk way to the garage. The original five-over-one double-hung sash windows are intact as are the decorative diamond-set casement windows cap the ribbon of geometric pattern operable casement windows that run around the one-story south wing. The south wing has been extended and screened in.</p> <p>Contributing garage at rear of property.</p>
39. C	1602	1922	2	<p>Historic Name: Dora Johnson House.</p> <p>Frame foursquare with weatherboard cladding concrete foundation, and</p>

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				moderately-pitched hipped roof. A hipped dormer is centered on the main roof and contains paired casement windows. An exterior end brick chimney is located on the south elevation. A full-width screened porch with off-set entrance features a low hipped roof supported by square, wood posts. Brick steps are flanked by brick wingwalls with concrete caps. Other original elements include a wide beltcourse that divides the first and second stories and single, four-over-one double-hung sash windows with wood shutters.
				Contributing frame garage.
40. C	1612	1932	1.5	Historic Name: P.J. Quirk House. Tudor Revival style house characterized by brick-veneer foundation, narrow weatherboard cladding, and a steeply-pitched side gable roof. The façade is dominated by a projecting gable end with asymmetrical eaves and a tapered brick exterior wall chimney. The gable end contains a single arched entrance fronted by brick steps and wingwalls. The original six-over-one double-hung sash windows with wide wood framing are located on all elevations.
41. C	1614	1919	2	Historic Name: T.A. Peterson House. Craftsman style dwelling with concrete block foundation, stucco cladding and very low-pitched hipped roof supported by wood brackets and exposed rafters.

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				The facade features a front-gabled wall dormer with paired casement windows divided by vertical muntins and two single four-over-one windows with the vertical muntins. All other windows conform to this same configuration. A one-story flat roofed wing with grouped sash windows extends out from the facade next to the off-set, single door entrance.
				Contributing detached garage.
42. C	1616	1916	2	Historic Name: George Lindquist House. Frame dwelling with contrasting weatherboard and shingle cladding, a moderately-pitched gable roof with extended eaves and carved knee braces, and one-story, side-gabled ell. A one-story gable front enclosed entry porch also features wood shingle gable-end infill and contains a single entrance flanked by grouped sash windows. Other windows are placed in either single or grouped configurations with the exception of a three-light window in the facade gable end. Vinyl shutters have been added to the facade windows.
43. C	1618	1923	2	Historic Name: Second Harry Hurd House. Dutch Colonial Revival dwelling with steeply-pitched gambrel roof with shed dormer on each of the opposing elevations. The facade dormer contains

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				two single six-over-one sash windows on either side of a small, single sash window. The lower façade fenestration consists of paired six-over-one sash windows on either side of a centered entrance which is topped by a semi-circular pediment supported by paired carved brackets. This entrance is fronted by a concrete and brick stoop with brick steps and wingwalls. Other features include wide weatherboard cladding, concrete foundation, and outside end brick chimney. The original six-over-one double-hung sash windows are intact on the remaining elevations.
				Contributing frame garage with gambrel roof.
44. C	1700	1931	1.5	Historic Name: Joseph Almos House. Frame dwelling with aluminum cladding, exposed concrete block foundation and steeply-pitched gabled roof with full-width shed dormers on each of the opposing sides of the gable end roof which extends to incorporate an attached garage. An off-set enclosed entry porch also features a steeply-pitched gable end roof with extended eaves. The original single and paired six-over-one double-hung sash windows are intact.
45. NC	1702	1919	2	Historic Name: Dale Noakson House. Frame house clad in coursed wood shingles with a flat, three-bay façade

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				consisting of paired one-over-one sash windows flanked by single windows of the same configuration on the upper story and a first floor fenestration that includes a single entrance followed by triple bay window and single one-over-one sash window. All façade windows with the exception of the triple sided bay are shaded by louvered metal awnings while a hipped roof extends across the entrance and bay window.
46. C	1704	1922	1	No Historic Name. Minimal Traditional style house with side gable roof, vinyl/metal cladding, and a poured concrete foundation. The symmetrical façade fenestration consists of triple, one-over-one sash windows on either side of a single entrance with gabled pediment. A concrete stoop and steps front the entrance and are flanked by plain metal banisters.
47. C	1716	1931	1.5	Historic Name: Freeman Sampson House. Tudor Revival style dwelling with stucco cladding, concrete foundation, and a moderately-pitched cross-gable roof. Defining features include the projecting, enclosed entry porch with gabled roof and arched entrance flanked by decorative wall sconces and fronted by a brick stoop, steps, and wingwalls bordered by metal railings. Most windows are six-over-one double-hung sash windows with wide wood framing that are placed in single, paired, or grouped

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				configurations. An exterior end chimney is located on the south elevation as is a one-story ell.
				Contributing one-bay detached garage.
48. C	1720	1919	2	Historic Name: L.G. Peterson House. Prairie style foursquare characterized by stucco cladding and low-pitched hipped roof with extended eaves. Defining features include a hipped roof gable with paired casement windows, a slightly projecting bay with hipped roof and triple four-over-one windows with vertical muntins, and a projecting, open entry porch with hipped roof and flared pillars. Concrete steps flanked by stucco wingwalls lead up to the porch. A slightly off-set ell which is original to the home is on the south side of the home and contains grouped six-over-six double-hung sash windows that wrap around three sides of the addition.
Twenty-Third Street, East				
49. C	101	1916	2	Historic Name: Sam Stites House. Frame Foursquare that originally faced Phillips Ave. but when subsequent owners enclosed the porch in 1948 they relocated the primary entrance to the west elevation that faces Twenty-third Street. The house features narrow weatherboard cladding and a pyramidal roof with overhanging eaves. A small pyramidal roof supported by two curved

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				knee braces shelters the primary entrance. The original open front porch has been enclosed with one-over-one double-hung sash windows. Most of the nine-over-one double-hung sash windows are intact.
50. NC	203	1954	1	No Historic Name. Ranch style dwelling that features a low hipped roof with attached garage, slightly recessed entrance and one-over-one sash windows. The property is non-contributing to the district due to the date of construction which extends beyond the period of significance.

Twenty-Fourth Street, East

51. C	101	1922	1.5	Historic Name: Harold Rohde House. Tudor Revival dwelling characterized by its steeply-pitched side gable roof and two hipped roof dormers covered in lapped wood siding which flank the front facing cross-gable end. A single door entrance with arched opening is centered in the gable end which is flanked by triple three-over-one double-hung sash windows with wood framing. All other windows are the original four-over-one double-hung sash with beveled framing. The outside end chimney features decorative brickwork. A one-story ell
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Twenty-Sixth Street, East

with flat roofed is located on the east side. The brick fence extending to the east creates a small courtyard. Two side entrances are found in this courtyard.

Contributing detached garage.

52.	NC	200	1953	1	No Historic Name. Ranch style house characterized by the low-pitched roof with overhanging eaves, row of steel poles that end in a brick wall of brick at the left of the entrance, a prominent brick chimney centered in the front half of the roof and a large picture window on the west of the façade. Property is non-contributing because the date of construction is beyond the period of significance.
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Inventory List

<u>Inv. #</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Primary</u>	<u>Secondary</u>
1	1404 S. Phillips Avenue	Leigh House	1915	C	
2	1406 S. Phillips Avenue	Hall House	1920	C	
3	1408 S. Phillips Avenue	Egan House	1922	C	
4	1510 S. Phillips Avenue	Coombe House	1922	C	C
5	1602 S. Phillips Avenue	Johnson House	1922	C	
6	1612 S. Phillips Avenue	Quirk House	1932	C	C (2)
7	1614 S. Phillips Avenue	Peterson House	1919	C	
8	1616 S. Phillips Avenue	Lindquist House	1916	C	
9	1618 S. Phillips Avenue	Hurd House	1923	C	C
10	1700 S. Phillips Avenue	Almos House	1931	C	NC
11	1702 S. Phillips Avenue	Noakson House	1919	C	C
12	1704 S. Phillips Avenue	Burns House	1922	C	NC
13	1716 S. Phillips Avenue	Sampson House	1931	C	C
14	1720 S. Phillips Avenue	Peterson House	1919	C	C
15	1501 S. First Avenue	Reitz House	1919	C	
16	1504 S. First Avenue	Naeve House	1919	C	C
17	1505 S. First Avenue	Skyberg House	1915	C	NC
18	1506 S. First Avenue	Menke House	1919	C	C
19	1507 S. First Avenue	Harris House	1916	C	C
20	1509 S. First Avenue	Hurd House	1916	C	C
21	1510 S. First Avenue	Edmunds House	1919	C	
22	1511 S. First Avenue	Horner House	1915	C	
23	1512 S. First Avenue	Bauheirer House	1915	C	C
24	1600 S. First Avenue	Frankman House	1940	C	C
25	1601 S. First Avenue	Sedgwick House	1916	C	C
26	1602 S. First Avenue	Koplow House	1950	NC	C
27	1603 S. First Avenue	Schilt House	1923	C	C
28	1604 S. First Avenue	Gilbertson House	1920	C	
29	1605 S. First Avenue	Brin House	1935	C	C
30	1606 S. First Avenue	Locke House	1921	C	C
31	1607 S. First Avenue	Bragstad House	1950	NC	

name of property McKennen Park Historic District (Boundary Increase)

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<u>Inv. #</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Primary</u>	<u>Secondary</u>
32	1608 S. First Avenue	Hugill House	1918	C	
33	1610 S. First Avenue	Nissen House	1925	C	NC
34	1611 S. First Avenue	Bragstad House	1920	C	
35	1612 S. First Avenue	Quirk House	1941	NC	
36	1613 S. First Avenue	McMillan House	1929	C	
37	1615 S. First Avenue	Pooler House	1921	C	
38	1701 S. First Avenue	Plooster House	1921	C	C
39	1706 S. First Avenue	Nelson House	1921	C	C
40	1707 S. First Avenue	Heldridge House	1921	C	
41	1708 S. First Avenue	Jensen House	1925	C	C
42	1710 S. First Avenue	Blanchard House	1925	C	
43	1711 S. First Avenue	Stark House	1922	C	C
44	1712 S. First Avenue	Hathaway House	1924	C	
45	1714 S. First Avenue	Trotter House	1921	NC	
46	1715 S. First Avenue	Jordan House	1918	C	
47	1716 S. First Avenue	Abel House	1940	C	C
48	1719 S. First Avenue	Tufty House	1947	NC	
49	101 E. Twenty-Third Street	Stites House	1916	C	
50	203 E. Twenty-Third Street	N/A	1954	NC	
51	101 E. Twenty-Fourth Street	Rohde House	1922	C	C
52	200 E. Twenty-Sixth Street	N/A	1953	NC	

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VIII. STATEMENT OF SIGNIFICANCE

The McKennen Park Historic District Boundary Increase is eligible for listing on the National Register of Historic Places under Criterion A in the areas of community planning and development as well as under Criterion C for architecture as an intact collection of properties representing the patterns of residential development and progression of domestic architecture in Sioux Falls during the early-to mid-twentieth centuries. Furthermore, the buildings accurately reflect local, regional, and national trends in architectural form, style, and function. Although a few resources exhibit minor alterations and/or renovations, the defining characteristics of the resources remain intact and do not diminish the architectural or historical significance of the district.

The period of significance begins in 1915 the approximate year that the oldest dwelling was built, and extends to 1940 to comply with the period of significance stated in the original McKennen Park Historic District nomination. Most of the dwellings contained in the boundary increase (approximately 85%) predate 1940 and only a few resources (roughly 10%) date between 1940 and 1950.

Historic Background / Community Planning and Development

Although Sioux Falls was established in 1870, the turn of the century introduced a period of rapid growth and development within the city. McKennen Park was platted in 1906 followed by the McKennen Park Addition in 1909.¹ By this time 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

¹ R.E. Bragstad, Sioux Falls in Retrospect. (Sioux Falls, 1967), 137.

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improvements.² The McKennen Park Addition was incorporated to meet the increased need for housing as the city expanded, for in the two 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 McKennen Park Addition (boundary increase area) correspond to this peak in new residential construction with an overwhelming number (approximately 75 percent) predating the collapse of the market in 1929. In fact, 35 percent of the dwellings in the addition date between 1910 and 1919; 39 percent were constructed between 1920 and 1929; and roughly 10 percent were built between 1930 and 1939. The remaining 20 percent of the dwellings postdate 1940 and are therefore considered outside the established period of significance as set forth in the McKennen Park Historic District nomination.

In keeping with the planning techniques of the period and to effectively blend with the already established McKennen Park neighborhood, the McKennen Park Addition features the same grid-pattern street layout with uniform lot setbacks and standard lot sizes. The houses are similar to the existing district in size, construction date, building materials, form, and style. Since McKennen Park was a focal point in community development for the city, and the adjacent subdivisions, including the McKennen Park Addition, have historically been considered exclusive residential areas, thus attracting many of the city's prominent businessmen and professionals. A large number of the original residents in the boundary increase area were

² Gary D. Olson, Sioux Falls, South Dakota: A Pictorial History, (Norfolk, Va: donning Company, 1985), 103.

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industry executives, small business owners or professionals associated with finance, education, law, and medicine. This neighborhood, like the McKenna Park neighborhood, continues to be among Sioux Falls' most prominent residential areas.

Architectural Types and Styles

Most of the district's buildings are balloon-frame construction, although there are a few brick and concrete block structures. Wall claddings are quite varied, and include weatherboard, stucco, and wood shingle cladding, as well as asbestos, metal, composite, and synthetics, such as vinyl. Typical roofing materials are asphalt and wood roof shingles. Foundations are generally concrete block, stone, or poured concrete slabs. 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 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 1915 to 1953. While the buildings reflect the changes in and progression of architectural styles and types throughout this period, the largest percentage of houses date between 1915 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

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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

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.

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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.

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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.

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.

Mission and Spanish Eclectic

These two types are frequently used interchangeably, particularly when referring to modest, vernacular adaptations of the styles. Primary features associated with both styles is the use of smooth stucco cladding on all wall surfaces, asymmetrical façade, as side gable or cross-gable

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roof with little or no eave overhang, and open porches or courtyards with arched openings and low walls.

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. Single and paired multiple-light windows are often flanked by louvered shutters. Exterior materials include weatherboard, asbestos shingle, metal, and synthetic siding.

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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.

Summary

The resources located in the boundary increase area of the McKennen Park 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.

The properties within the increase area are historically associated with the original McKennen Park neighborhood and were intentionally platted and named as an extension of the initial residential area. 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.

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McKennen Park Historic District (Boundary Increase)

X. GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary of the proposed McKennen Park Historic District Boundary Increase is delineated by the bold line on the accompanying map entitled "McKennen Park Historic District Boundary Increase."

Verbal Boundary Justification

The boundaries of the McKennen Park Historic District Boundary Increase encompass the area originally platted as the McKennen Park Addition and contains the greatest concentration of pre-1940 residential properties associated with the original McKennen Park Historic District and are directly representative of architectural development and community planning in Sioux Falls, South Dakota.

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Zone: 14

A	Easting	683752
	Northing	4822481
B	Easting	683817
	Northing	4822481
C	Easting	683827
	Northing	4822449
D	Easting	683936
	Northing	4822452
E	Easting	683939
	Northing	4822462
F	Easting	684118
	Northing	4822449
G	Easting	684115
	Northing	4822418
H	Easting	684540
	Northing	4822418
I	Easting	684553
	Northing	4822374
J	Easting	684221
	Northing	4822315
K	Easting	684227
	Northing	4821914

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L	Easting	683755
	Northing	4821914
M	Easting	683775
	Northing	4822205
N	Easting	683855
	Northing	4822215
O	Easting	683855
	Northing	4822268
P	Easting	683817
	Northing	4822268
Q	Easting	683811
	Northing	4822324
R	Easting	683746
	Northing	4822309

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=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

_____ entered in the National Register _____

_____ See continuation sheet.

_____ determined eligible for the National Register _____

_____ See continuation sheet.

_____ determined not eligible for the National Register _____

_____ removed from the National Register _____

_____ other (explain): _____

Signature of Keeper

Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

☒ private

☒ public-local

_____ public-State

_____ public-Federal

Category of Property (Check only one box)

_____ building(s)

☒ district

_____ site

_____ structure

_____ object

Number of Resources within Property

Contributing

Noncontributing

66

19 buildings

2

_____ sites

_____ structures

_____ objects

68

19 Total

Number of contributing resources previously listed in the National Register 70

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

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McKennisan Park Historic District (Update)
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Updated Property List for Contributing/Non-contributing Status

In the 1984 National Register nomination for the McKennisan Park Historic District, the properties were designated as Landmark, Contributing, Fabric, Intrusion, and Modern but not detracting. As these are terms that are no longer appropriate and lend themselves to confusion, the resources were re-evaluated to assess contributing and non-contributing status. This amendment also denotes the presence of contributing and non-contributing ancillary buildings such as detached garages or other outbuildings which was not included in the original nomination.

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

The initial evaluations of the resources were based on their condition at the time of listing in 1984. Since that time the buildings have remained intact with little or no alterations that would detract from the circa 1984 appearance. For this reason, the properties previously denoted as Landmark, Contributing, and Fabric were updated to contributing designations while those previously deemed Intrusion or Modern were changed to non-contributing status. This update gives a total number of sixty-seven (67) contributing and seventeen (17) non-contributing resources. In addition, there are fifty (50) contributing and fourteen (14) non-contributing secondary buildings or ancillary resources that were not included in the original inventory.

During the re-evaluation process the period of significance was also considered for possible adjustment to allow for contributing designations

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for resources built up to 1952. Although a few houses in the district now meet the established fifty-year age criterion for consideration of eligibility, an overwhelming number of the resources contained therein pre-date 1940. Approximately 85 percent of the dwellings within the district were built prior to 1940, thus the overall character of the neighborhood is representative of an older period and the later houses are not indicative of the defining character of the neighborhood which is composed primarily of Victorian and Revival style houses. Given that the character and setting is more typical of early twentieth-century architecture and residential planning and fact that the original nomination stipulates that anything dating after 1940 is ineligible, the period of significance should therefore remain as stated in the 1984 document. For this reason, all buildings that post-date 1940 were revised with a non-contributing designation.

The following inventory is based on the 2001 review and reassessment of the McKenna Park Historic District. Resources are listed by address, historic name (when known), date of construction, and designation (contributing or non-contributing) for primary and secondary buildings. No additional resources were considered for inclusion nor were any properties deemed candidates for removal from the National Register.

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	1614 South 4th Avenue	Morris Ackerman House	1927	C	NC
	1616 South 4th Avenue		1921	C	C
	1710 South 4th Avenue		1917	C	C
	1216 South 6th Avenue		1923	NC	
	500 East Park Drive		1951	NC	
	1220 South Phillips	Thompson/Tuthill House	1937	C	C
	105 East 21st Street	Dr. Monte Stern House	1915	C	
	114 East 21st Street	Claude W. Thompson House	1922		
	123 East 21st Street	James Buell House	1906	C	C
	201 East 21st Street		1941	NC	NC
	215 East 21st Street		1950	NC	
	221 East 21st Street	Lien/Hollister House	1885	C	C
	224 East 21st Street	Edwin L. Perkins House	1912	C	C
	300 East 21st Street	Edmund D. Putnam House	1911	C	C
	316 East 21st Street	Frank Aikens House	1912	C	C
	320 East 21st Street	Ransom Gibbs House	1909	C	C
	324 East 21st Street		1908	C	C
	326 East 21st Street	Frank H. Weatherwax House	1916	C	C
	400 East 21st Street		1951	NC	NC
	406 East 21st Street		1950	NC	
	408 East 21st Street		1948	NC	
	504 East 21st Street		1948	NC	
	503 East 21st Street	William L. Baker House	1916	C	NC
	510 East 21st Street		1919	C	
	515 East 21st Street	Haleigh Hyde House	1923	C	NC
	520 East 21st Street	George E. Sercl House	1936	C	
	521 East 21st Street	Thos. J. Billion House	1917	C	
	524 East 21st Street	Raymond P. Hanson House	1931	C	
	525 East 21st Street	Herman Ingwersen House	1926	C	C

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**McKenna Park Historic District (Update)
Sioux Falls, South Dakota**

Revised Inventory

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Primary</u>	<u>Secondary</u>
1230	South 1st Avenue	Charles D. Symms House	1915	C	C
1319	South 2nd Avenue	Sioux Grigsby House	1928	C	C
1321	South 2nd Avenue	Moore/Buchholz House	1924	C	C
1323	South 2nd Avenue		1954	NC	NC
1325	South 2nd Avenue		1912	C	C
1507	South 2nd Avenue	Edgar C. Olson House	1920	C	
1523	South 2nd Avenue		1916	C	C
1525	South 2nd Avenue	Knapp Brown House	1915	C	C
1601	South 2nd Avenue	Hahn/Van Brunt House	1919	C	C
1613	South 2nd Avenue	Bailin/Dalton House	1935	C	C
1615	South 2nd Avenue	Ole Mikkelsen House	1919	C	
1617	South 2nd Avenue	Wesley C. Baker	1936	C	C
1619	South 2nd Avenue	Blaine Simons House	1923	C	NC
1621	South 2nd Avenue		1917	C	NC (1 C(1)
1623	South 2nd Avenue		1915	C	C
1625	South 2nd Avenue	Herman W. Claus House	1922	C	C
1310	South 4th Avenue	Rush Brown House	1921	C	
1314	South 4th Avenue	Christian C. Bratrud House	1922	C	
1316	South 4th Avenue		1920	C	C
1318	South 4th Avenue		1920	C	C
1500	South 4th Avenue	Harry N. Hanson House	1926	C	
1504	South 4th Avenue	John G. Bradford House	1916	C	NC
1600	South 4th Avenue	Dr. Erickson House	1916	C	NC
1602	South 4th Avenue	Delmar C. Lowe House	1924	C	C
1604	South 4th Avenue		1926	C	C
1606	South 4th Avenue		1919	C	C
1610	South 4th Avenue		1922	C	NC
1612	South 4th Avenue		1920	C	C

name of property McKenna Park Historic District (Update)

county and state Minnehaha Co., South Dakota

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(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page Addendum

**McKenna Park Historic District (Update)
Sioux Falls, South Dakota**

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Primary</u>	<u>Secondary</u>
600	East 21st Street	Walter E. Stevens House	1919	C	C
601	East 21st Street	Thos. W. Townley House	1920	C	
605	East 21st Street		1925	C	
611	East 21st Street		1940	NC	NC
616	East 21st Street	Frank Hyde House	1936	C	C
623	East 21st Street		1931	C	C
624	East 21st Street		1919	C	C
625	East 21st Street		1921	C	C
626	East 21st Street	James Cheney House	1928	C	C
627	East 21st Street		1926	C	C
629	East 21st Street	Thomas Dunne House	1931	C	NC
631	East 21st Street		1938	C	C
650	East 21st Street		1915	C	C
702	East 21st Street		1917	C	C
705	East 21st Street	Knute Hoyne House	1923	C	C
707	East 21st Street		1930	C	C
709	East 21st Street		1925	C	C
710	East 21st Street		1917	NC	
712	East 21st Street		1932	NC	C
714	East 21st Street		1947	NC	C
716	East 21st Street		1927	C	C
720	East 21st Street		1938	C	NC
721	East 21st Street		1916	C	
722	East 21st Street		1940	NC	C
723	East 21st Street		1950	NC	C
727	East 21st Street		1950	NC	C
731	East 21st Street		1935	C	C,
207	East 23rd Street		1917	NC	