FINAL REPORT

Reconnaissance Level Re-survey of the Sioux Falls Historic District

Sioux Falls, South Dakota

Prepared for the

South Dakota State Historical Society

by

Common Bond Preservation

May 31, 2010

ABSTRACT

The area surveyed was the Sioux Falls Historic District, a 1974 National Register District, a mostly residential district of nineteen city blocks. There are a handful of commercial resources within the survey area, as well as the historic St. Joseph Cathedral and its associated buildings. The main purpose of the survey was to update information and clarify eligibility of properties. The project team was successful in determining that the District retains a high degree of integrity. While there are small pockets of modern construction and neglected structures, the majority of the district is still in very good condition with historic architecture being highly prized and well treated. 67% of current resources, both primary and secondary, are considered contributing.

TABLE OF CONTENTS

A. Introduction

B. Survey Text

1. Setting

2. Methodology
   a. Personnel Qualifications
   b. Survey Objectives
   c. Survey and Research Processes
   d. Evaluation of Survey Results

3. Relevant Background Information

4. Survey Results

5. Further Survey Needs

C. List of Properties and Status

D. Bibliography

Appendix A: Map of Properties and Status

Appendix B: List of Property Owners

INTRODUCTION

This survey report details the architectural resurvey of the Sioux Falls Historic District, Sioux Falls, Minnehaha County, South Dakota. The district was placed in the National Register of Historic Places in June of 1974, and the original nomination listed 223 resources. A total of nineteen blocks (16 full blocks and the east half of six blocks) were surveyed during this 2009-2010 project, an area approximately 82 acres in size. 214 primary resources and 137 secondary resources were examined.

The boundaries of the survey area are as follow: start at the southwest corner of West 4th Street and North Spring Avenue; south along Spring Avenue to the northwest corner of South Spring and West 10th Street; west on 10th Street until the far side of South Prairie Avenue (to driveway/alleyway of 802-804 West 10th Street); north four blocks on Prairie Avenue until West 6th Street (through the 300 block of North Prairie Avenue); east one block to the alley between North Prairie and North Summit; north two blocks on North Summit Avenue until reaching West 4th Street again and continuing east to starting point. The survey area falls within the 7.5 minute series USGS map of Sioux Falls East Quadrangle, standard scale of 1:24,000.

Survey fieldwork was completed on or between August 22, 2009 through September 1, 2009 and September 26, 2009 and October 5, 2009.

All survey work was done by Heather Barrett and Shannon Papin, Principals of Common Bond Preservation. All survey information has been entered into the database of the South Dakota State Historical Society. Copies of all survey forms, including site drawings, have been printed on archival paper and are housed at the South Dakota State Historical Society. Original field notes have been kept by Common Bond Preservation.

SETTING

The Sioux Falls Historic District sits on a hill slightly northwest of the historic commercial downtown of Sioux Falls. The boundaries of the survey area are as follows: start at the southwest corner of West 4th Street and North Spring Avenue; south along Spring Avenue to the north west corner of South Spring and West 10th Street; west on West 10th Street until the far side of South Prairie Avenue (to driveway/alleyway of 802-804 West 10th Street); north four blocks on Prairie Avenue until West 6th Street (through the 300 block of North Prairie); east one block to the alley between North Prairie and North Summit; north two blocks on North Summit Avenue until reaching West 4th Street again and continuing east to starting point.

It is primarily a residential neighborhood of single-family homes, both presently and historically. There are a handful of duplexes or triplexes, the majority of which were converted from single-family residences, and a few remaining "boarding houses." All of the apartment buildings are of modern origin and construction. St. Joseph Cathedral and its associated historic school building, monastery, chapel, and offices sit at the northwest end of the district, and continue to play a defining role within the neighborhood. There are two other school buildings within the district, one of an historic nature.

A small number of commercial resources are at the south end of the district, mostly on or near West 10th Street. They include an auto parts store and a handful of office buildings, the majority of which are of modern construction. While West 10th Street has always been an important thoroughfare in Sioux Falls, it is now one of the main exit routes from downtown heading west towards Interstate 29. As a result, 10th Street runs as a major five-lane road for the duration of the district, before it merges into 12th Street.

It is a verdant district with a plethora of elms, evergreens, and oaks, many of which date to the early years of development and may be considered "heritage" trees. Many streets are lined with mature trees that provide a canopy of shade for the homes and sidewalks. Duluth, Summit and Prairie Avenues include specimens of particular note. Additionally several segments of sidewalk are stamped with names and dates of construction, such as the one in front of 123 South Duluth Avenue that features "Wilathrop 1927." Quartzite pavers survive on a segment of street between 350 and 400 North Duluth Avenue and in some back alleys.

Early residents were prominent citizens of Sioux Falls and throughout the Dakotas, and the grand Victorian-era homes reflect their social standing. Architectural styles within the district include Queen Anne, Colonial Revival, Prairie,

Stick/Eastlake, Craftsman, Folk Victorian, Richardsonian Romanesque, Greek Revival, and Classical Revival.

The district includes blocks from Bennett's First and Second Additions to the City of Sioux Falls, Pettigrew's Addition to the City of Sioux Falls, McClellan's Addition, and the West Sioux Falls Addition to the City of Sioux Falls. Most blocks were originally platted with eighteen lots and retain a similar formation today.

SURVEY METHODOLOGY

A. Personnel Qualifications

Team Leader Shannon L. Papin was responsible for survey, research, and the majority of the writing of the survey report. She has over eleven years of professional experience in preservation, architectural history, heritage tourism, and preservation policy and economics. She has work experience on the local, state, and federal level and is currently finishing her thesis on the historic sanitariums of New Mexico for her Master's in Historic Preservation from George Washington University.

As Director of Communications and State Services for the National Conference of State Historic Preservation Officers (NCSHPO) in Washington, DC, Ms. Papin worked closely with State Historic Preservation Officers and the National Park Service on national preservation policy issues. She is extremely familiar with the National Register nomination process and served on task forces dealing with the Section 106 process, the Secretary of the Interior Standards for Rehabilitation of Historic Buildings, and National Register Criteria and Processes. Ms. Papin also served on task forces that developed Programmatic Agreements concerning Capehart and Wherry Era Army Family Housing and the collocation of wireless antennas to historic properties.

Ms. Papin has worked on architectural surveys in Maryland and New Mexico, including being the consulting historian on plans for Bowie, Maryland and Bayard and Santa Clara, New Mexico. She assisted Ms. Barrett with fieldwork for the National Register nominations for the Original Townsite Historic District in Raton, New Mexico, and the Artesia Residential Historic District in Artesia, New Mexico.

Ms. Papin spent five years with CarrAmerica Urban Development, Inc. where she was involved in the redevelopment of some of Washington's premier historic buildings. She has spoken at numerous state and national conferences including the National Main Streets Conference, the National Alliance of Preservation Commissions Conference and the Rural Economic Development Through Tourism (REDTT) Conference. She is the original founder of http://www.offtheroadnm.com, a website promoting heritage tourism in New Mexico's MainStreet communities.

Team member Heather Barrett was responsible for survey, research, and editing the survey report. She also supplied various building descriptions for this report. With over twelve years of preservation experience and a M.A. in American Studies/Historic Preservation from George Washington University in Washington,

D.C., she meets the Secretary of Interior's Professional Qualifications. She has worked at the local, state, and federal levels.

In her capacity as National Register assistant for the North Carolina State Historic Preservation Office, Ms. Barrett reviewed over 125 nominations, including individual properties, complexes, historic districts, and Multiple Properties Documentation Forms (MPDFs). She has written and presented multiple National Register nominations throughout her career.

While an Architectural Historian at the Maryland Historical Trust, she conducted in-depth research at the State Archives, the Maryland Historical Society, and the Library of Congress. As Project Coordinator for the *Buildings of Maryland* (one volume in the Buildings of the U.S. series published by the Society of Architectural Historians), Ms. Barrett was responsible for the research and writing of entries for significant properties, historic landscapes, and communities throughout the State. She also coordinated the contributions of multiple authors to the project.

Ms. Barrett has a strong background in the documentation of historic and cultural landscapes. While working with the National Park Service's "Historic Landscape Initiative," she co-edited *Making Educated Decisions: A Landscape Preservation Bibliography (2nd edition)* with Charles Birnbaum. Her Masters thesis, *Baltimore Society and the Fashionable Squares of Mount Vernon Place and Eutaw Place*, explored two historic neighborhoods in Baltimore. Ms. Barrett has presented papers on historic architecture and landscapes at numerous professional conferences.

Ms. Barrett has worked on architectural surveys in North Carolina, Maryland, and New Mexico. Since moving to southern New Mexico in 2004, she has worked as a preservation consultant throughout the state. Additionally, she serves as a consultant for New Mexico MainStreet, providing research and architectural survey assistance to their affiliated communities. Ms. Barrett also served on the advisory Resource Team for the Silver City and Taos Arts and Cultural Districts, and currently serves on the South Mesquite Design Review Board in Las Cruces, New Mexico.

B. Survey Objectives

The main purposes of the survey were to update information and to clarify eligibility of properties within the Sioux Falls Historic District. The initial nomination was prepared in the early 1970s and employed a grading system (A, B, C, D, & F), rather than making a clear distinction between contributing and non-contributing structures. In addition to clarifying eligibility and noting any changes

or alterations to resources, it was necessary to establish a period of significance and note secondary structures that were not documented in the original survey.

C. Survey and Research Processes

The project consisted of a reconnaissance level survey of nineteen blocks (sixteen full blocks and east half of six blocks), an area approximately 82 acres in size. The methodology used in completing the project can be broken down into four categories: orientation/organization, field work, research, and writing.

Orientation/Organization

Digital Sanborn maps of the neighborhood (1883,1886, 1888, 1891, 1896, 1902, 1908, 1911, 1916, 1924, and 1950) were obtained to familiarize the team with the layout of the survey area as well as the development patterns of the neighborhood. The project team did general reading on the history of Sioux Falls, reviewed a modern map of the downtown neighborhoods, and familiarized themselves with both the *South Dakota Historic Resource Survey Manual* and "Architectural History in South Dakota." A letter of public notice about the project was requested and received from the State Historic Preservation Office (SHPO).

Team leader Shannon Papin traveled to Pierre and met with representatives from the SHPO to address specific questions about the completion of survey forms and the writing of the survey report. A map of the survey area was reviewed in this meeting, and SHPO staff did a quick review of the process for entering information into the online database.

An Access database containing information from previous surveys was obtained from the SHPO at this time, along with printouts of existing survey forms from previous survey work in the area. The information in both of these resources was somewhat limited, although it was helpful in establishing ID numbers for many of the properties.

Fieldwork

Fieldwork commenced on August 25, 2009 with an initial windshield survey that yielded a complete list of structures to be surveyed as well as a list of structures that had been demolished. Blank survey forms were printed out for properties without a previous survey form. Both modern maps and historic Sanborn maps were used in the field.

The project team divided up properties for survey on a mostly geographical basis. For the most part, the team worked on the same street at the same time in the event a second opinion was needed. Team members spent anywhere from five minutes to half an hour documenting each property, depending on its complexity. Notes were taken on architectural features, materials, and general conditions of the structures; and floor plan sketches were drawn. Multiple digital photos from a variety of angles were taken of each property.

On many occasions, property owners inquired about the nature of the work being undertaken and were given information. Many of these discussions resulted in oral history interviews that imparted historic information about the properties, as well as a few interior tours of residences.

Research

As previously mentioned, Project Leader Shannon Papin spent a day at the SHPO in Pierre, gleaning research from their files, both directly associated with the Sioux Falls Historic District as well as other related research material. In Sioux Falls itself, research was immediately begun at the Office of Equalization (Minnehaha County Administration Building), which yielded both dates of construction and property owner information. This information was added to the Access database as well as to both new and existing survey forms.

The two main repositories of research information were the Siouxland Libraries and the Old Courthouse Museum of the Siouxland Heritage Museums (from both the genealogical library as well as the museum's collections). Polk's City Directories were used to pinpoint the owners of the residences, as well as any information about their occupations. A limited amount of research in historic newspapers (*The Daily Argus*) was done.

In a few instances, property owners provided historic information about their residences, as well as nearby homes and the neighborhood in general. A complete bibliography for the project can be found in Section E of this report.

Documentation/Writing

The major portion of the off-site work on this project was the entering of survey information into the online database of the South Dakota SHPO. This was done by the project team between October of 2009 and January of 2010. Odds and ends of additional or corrected data were entered after this point. The information was reviewed by the State Historic Preservation Office, downloaded as survey forms, and emailed to Common Bond Preservation as a Microsoft Word document. The survey forms were laser printed on archival paper, and

drawings from the field were transferred or redrawn on the same paper. The final survey forms were then turned in to the SHPO for their files.

At least one digital photo for each property, usually more, was selected and labeled according to SHPO specifications, and all photos were organized and uploaded onto a compact disc. The CD of these photos was turned into the South Dakota SHPO in early March 2010.

Team leader Shannon Papin reviewed the SHPO specifications for survey reports, and developed an outline for the report. Information gathered during the research phase of the Sioux Falls trips was used to write the relevant background information portion of the report. Both team members synthesized this information and shared their observations of the survey to form the conclusions.

D. Evaluation of survey results

On the whole, the project team deemed the survey to be very successful. Other than one residence with a threatening homeowner, the survey team was able to spend the time needed to successfully evaluate each resource from an architectural and historical standpoint. The weeks spent walking and driving through the neighborhood provided the team with the necessary overview to read the district as a whole and observe its' integrity and cohesiveness.

The only difficulties encountered were considerably raised lots that made some photography difficult; a preponderance of mature street trees that made photography of the streetscape nearly impossible; and renovations at the Siouxland Libraries that made some desired research sources inaccessible.

RELEVANT BACKGROUND INFORMATION

The area of Sioux Falls, South Dakota was first settled in 1856 when the Western Land Company of Dubuque, Iowa laid claim to land around the falls. The Dakota Land Company of St. Paul, Minnesota arrived shortly thereafter in the spring of 1857 and claimed 320 acres south of the falls. While streets were laid out, building sites were platted, and a squatter government was elected, very few settlers actually lived in the area in the first four years as a result of tensions with Native American populations. The Dakota Territory was officially organized in March of 1861 with William Jayne as Governor. Shortly thereafter these tensions culminated with the U.S. Government-Dakota war of 1862. Permanent residents did not begin to actually settle in Sioux Falls until 1865 with the establishment of Fort Dakota just above the falls. Considerable population growth continued over the next ten years, and the downtown core of Sioux Falls was platted by Josiah L. Phillips in 1871.

Sioux Falls was incorporated as a village of 1,200 acres in 1876 by the legislative assembly of the Dakota Territory, and was granted a city charter by the same in 1883. Like many western boomtowns, Sioux Falls was transformed by the arrival of the railroad, growing to a population of just over 10,000 by 1890.[1] Its location on the Big Sioux River heralded success for its other main industry, flour milling, including the Queen Bee Mill - "second to none except the famous mill of Minneapolis."[2] A severe plague of grasshoppers and a national depression halted the growth by the early 1890s, but prosperity eventually returned. By 1900, Sioux Falls had a Board of Health, a Board of Education, a Penitentiary, five colleges, a city auditorium, and numerous labor and men's business organizations. Sidewalks were now required to be constructed of concrete or brick (rather than wood), and the city served as host for the Populist Party National Convention. There were now multiples of all businesses: five or six banks, an equal number of law firms and physicians offices, grocery, drug and department stores, and numerous hotels.



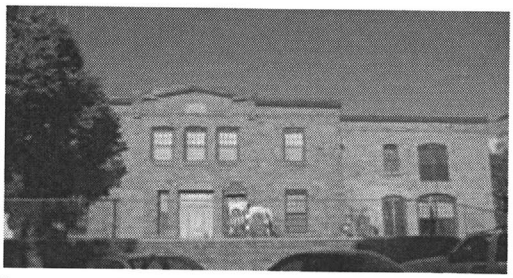
A large number of resources in the district (31%) were originally built before 1900. The oldest resource in the district dates to 1872, an Italianate "mansion" at 623 West 8th Street, whose residents included Andrew Phillips (cousin of Josiah) and city alderman Iver Bradager.[3] Most early homes in the district were built on corner lots. The average

[1] Population estimates for this period range from 8,000 to 16,000. The consensus appears to be somewhere between 9,000 and 12,000.

[2] Sioux Falls City Directory, 1882-1883.

[3] *The Sioux Falls Historic District: A Guide to Historic Homes in the Cathedral Area.* (Sioux Falls, SD: South Dakota Chapter of the American Institute of Architects, undated), 5.

lot size ranges from .15 to .36 of an acre. Numerous houses are attributable to prominent architects and builders. The work of architect Wallace Dow, who also designed important commercial landmarks such as the G.A.R. Hall, Union Trust Company Block, and the Syndicate Block, is well represented within the district.



The earliest extant commercial building in the district is the Minnehaha Springs Bottling Works at 533 (now 535) North Spring Avenue. Located on the hillside between Duluth and Spring Avenues, this area included the Minne Waukon or Sacred Water springs. Prior to Anglo settlement, the Sioux Indians frequented this site. In 1881, Otto and August Heynsohn acquired the springs and soon began manufacturing soda water, cider, and mineral water under the name of Sioux Falls Bottling Works. The company offered therapeutic baths, and the grounds were landscaped with formal gardens[4], pathways, and a fountain.[5] The present structure was built in 1896 and 1915[6], incorporating the existing bottling works and the laboratory into the building. Fred H. Witte was owner and operator of the business, and lived next door at 519 North Spring (now torn down).[7] Minnehaha Springs closed its doors in 1948.

The residents of the Sioux Falls Historic District were a virtual Who's Who of South Dakota, and their residences continue to be a testament to the position they held in the formative years of Sioux Falls, including:

<u>Fred Hollister and Waldo Z. Sharp, 127 South Duluth Avenue</u>



Fred Hollister was a cashier for the State Banking & Trust Company, and Waldo Z. Sharp was President of Security National Bank. Built in 1893 by Fred's brother W.C. Hollister, the Hollister-Sharp House at 127 South Duluth Avenue is a two-and-a half story Shingle-style residence with horizontal weatherboards on the first story and decorative multi-colored shingles on the second. The wraparound

---

[4] *Historic Avenues: Sioux Falls, South Dakota.* (Sioux Falls, SD: Sioux Falls Planning and Building Services Department, 1983), 7.

[5] David Richardson. *The Sioux Falls Historic District.* (Sioux Falls, SD: Sioux Falls Planning and Building Services Department, undated).

[6] While the building date stone says 1882, that appears to be a reference to the founding of the company. The National Register nomination cites 1881. The most recent and reliable information is from the walking tour brochure, which says 1896 and 1915.

[7] *The Sioux Falls Historic District: A Guide to Historic Homes in the Cathedral Area.* (Sioux Falls, SD: South Dakota Chapter of the American Institute of Architects, undated), 4.

porch has round wood columns with classical Ionic capitals and turned balusters. The fenestration includes varied window treatments—dormers, Palladian windows, and one-over-one sash with decorative Gothic or diamond muntins in the upper panes. An interior brick chimney with tapered cap crowns the cross-gabled roof. According to the previous survey, the interior features plaster walls, painted murals, and beamed ceilings.

Porter Pascal Peck, 109 North Duluth Avenue



Porter P. Peck was a leading businessman and pioneer in the transportation business. When Peck arrived in Sioux Falls, he began one of the first livery businesses, and soon brought the first omnibus and landau to the city. He later served as President of the Minnehaha National Bank, organized the Dakota National Bank, and was a two-term mayor from 1890-1894.

The Porter Peck House at 109 North Duluth Avenue is a two-story, Italianate-style dwelling with horizontal wood siding. The Peck family purchased the house in 1890, and lived here until 1925. An elaborate bracketed cornice defines the generous overhanging eaves of the roofline, the wraparound porch, and the projecting bays. The porch has turned wood posts, spindlework, and a pedimented entry embellished with ornate stickwork. The majority of windows are one-over-one sash set in wood surrounds, some surmounted by abbreviated pediments.

William Theodore Doolittle, 802-804 West Tenth Street

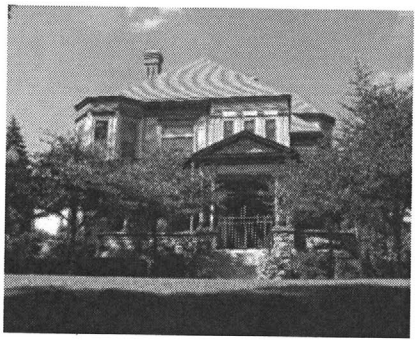


William T. Doolittle was the railroad engineer that brought the first passenger train to Sioux Falls in the late 1870s. According to local lore, he was suspended from his job for thirty days over a controversy in 1879. He uncoupled the engine from a train that was headed to Sioux Falls in order to rush his friend, Richard Pettigrew, to the land office to record a deed[8]. Doolittle later became an alderman, president of the city council, and mayor of Sioux Falls in 1908-1909.

[8] Richardson, *The Sioux Falls Historic District.*

Locally known as the house with many gables, his Gothic Revival-style residence at 802-804 West Tenth Street (also 133-135 South Prairie Avenue) has been divided into several apartments. It has vinyl siding with wood trim. The mansard roof is broken by several steeply pitched gables. Windows include three-over-one and two-over-two sash with wood surrounds and abbreviated pediments. The front elevation has two entry porches with dentil cornices supported by turned wood posts. Wood brackets accent the broad eaves.

John Willard Tuthill, 423 North Duluth Avenue



John W. Tuthill was a leading lumberman who owned thirty-two lumberyards in South Dakota, Iowa and Minnesota.[9] His home at 423 North Duluth Avenue cost $20,000 to build in 1889, an almost unheard of sum for the day. Tuthill's family donated a municipal park, which remains the largest park in Sioux Falls.

This Sioux Falls landmark sits across the street from St. Joseph Cathedral and was purchased by the Catholic Diocese of Sioux Falls in 1941 to serve as the Bishop's residence. The original carriage house and servant's quarters were altered to serve as the Diocese's chancery office. It is commonly referred to as "the Bishop's Home."[10]

The Tuthill House is a grand two-story Queen Anne-style house designed by architect Wallace Dow. The first story is constructed of Sioux Falls quartzite, while the second story is weatherboard. The wraparound porch has fluted Ionic columns and a dentiled cornice. A hexagonal tower is located at the southeast corner of the façade, and a projecting semi-hexagonal bay is found on the north elevation. Various windows include stained glass, large picture windows with leaded glass transoms, and one-over-one sash. The windows are surmounted by jack arches, bold Romanesque arches, and molded wood crowns with dentils. Modillions and brackets highlight the eaves in places, and interior corbelled brick chimneys pierce the roof.

Charles & Sam Fantle, 629 & 631 West Ninth Street

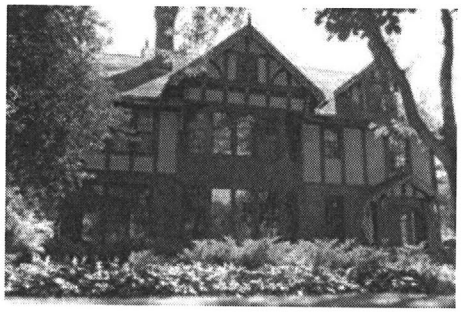
Charles Fantle was the founder of "Fantles", the leading dry goods store in all of South Dakota that later became a large modern department store. His brother

---

[9] Sioux Falls Historic District National Register nomination (1973), 5.

[10] Richardson, *The Sioux Falls Historic District.*

Sam joined him as a business partner, and they lived next door to each other at 631 and 629 West 9th Street respectively.



The Sam Fantle House at 629 West Ninth Street is a sophisticated two-and-a half story Tudor Revival-style residence. The first story of the house is brick, while the second is stucco with half-timbering. A small gabled roof with timbering accented by decorative wood brackets marks the entry—a single-leaf door framed by sidelights and transom. A two-story semi-hexagonal bay is centered on the façade. The bay has eighteen and fifteen-paned windows, all framed in heavy wood surrounds. A decorative herringbone brick pattern embellishes the area between the first and second stories on the bay. A gabled roof with polychrome ornamental vergeboard and wood brackets caps the bay. A sunporch wing with nine-over-one double hung windows extends from the east elevation. Some of the windows on the house include leaded glass transom panels. All gables are crowned by turned wood finials. A massive corbelled brick chimney punctuates the false-thatched, side-gabled main roof. According to the walking tour brochure for the district, the interior features three fireplaces and a ballroom on the third floor.



The Charles Fantle House at 631 West Ninth Street is a grand two-and-a half story Colonial Revival-style house with horizontal wood siding, two-story fluted pilasters defining the corners, and generous overhanging eaves with decorative wood brackets and frieze. There is a historic marker outside of this house saying the People's Party National Convention met on this site.

Fluted round wood columns and pilasters with Ionic capitals support the entry porch, which has a dentiled cornice. The single-leaf wood and glass door is set within an elaborate architrave with sidelights and an expansive fanlight. A Palladian window is located to the right of the entry. The northeast corner of the façade includes a curved window bay, and a semi-hexagonal bay is centered on the second story of the façade. Many of the sash windows have lancet arched mullions-over-one pane. There are gabled dormers with window groupings on the north (front), east, and west elevations. A projecting two-story bay is located on the east elevation. Two interior corbelled brick chimneys are visible. A patio constructed of Sioux Falls quartzite with an iron railing spans the façade, and a contributing frame garage with two bays, wood doors with lights, exposed rafter tails, and windows on side elevations stands to the south.

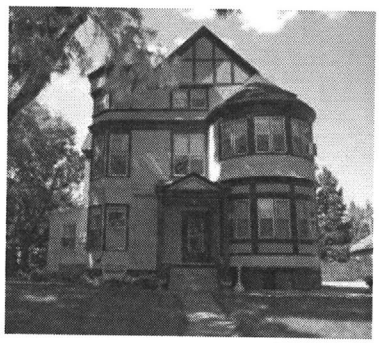
Cyrus Walts, 103 South Summit Avenue



Cyrus Walts, one of the earliest settlers of Sioux Falls, was the surveyor for the first village plat filed for record in Minnehaha County. He also served as clerk of the U.S. District Court, President of the Board of Education, County Superintendent of Schools, and Justice of the Peace. His wife Mary was the first public school teacher in the city. Walts Avenue is named after them.

The Cyrus Walts House at 103 South Summit Avenue is a two-and-a half story Queen Anne-style house that was designed by architect Wallace Dow. The wraparound porch is embellished with turned wood posts, molded railing, and a spindlework frieze with keyhole cutouts. A turret with a conical roof (slate), bracketed cornice, and varied surface treatments, stands at the northeast corner of the façade and interrupts the cross-gabled roof. Windows include one-over-one and single pane with leaded glass transom.

Hosmer H. Keith, 415-417 North Duluth Avenue



Hosmer H. Keith was a city attorney, circuit judge, and territorial legislator. A special architect was brought in from New York to build the twenty-room home at 415-417 North Duluth Avenue[11], that Keith's son, Albert, later divided into apartments.

The Hosmer Keith House is a three-story Queen Anne-style house that sits on an elevated site. The exterior has horizontal weatherboards on the first story and decorative wood shingles on the second and third. Today, the house has a vibrant polychrome paint scheme. The gables are stucco with stickwork. The rounded, squat tower with conical roof at the northeast corner has paired two-over-two horizontal sash windows, and there is an attached hexagonal tower at the southeast corner. Other windows include three-over-one and one-over-one, all set in wood surrounds. The small entry porch with pediment features a sunburst pattern. The cross-gabled roof has cornice returns. The property includes a two-car contributing frame garage with exposed rafter tails to the rear of the house, and another two-car, contributing stucco garage is built into the hillside at the original drive on North Duluth Avenue.

---

[11] Richardson, *The Sioux Falls Historic District.*

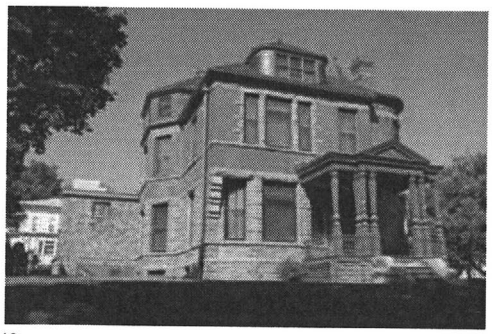
Dr. R.R. Stevenson, 215 North Duluth Avenue



One of the more interesting buildings in the district is 215 North Duluth Avenue. Originally built in 1880 by R.F. Pettigrew, one of South Dakota's first two U.S. Senators, it was sold to R.R. Stevenson, a local ear, nose, and throat physician, in 1912. Local lore has Dr. Stevenson's wife, Emile, as being an avid traveler who was inspired by the architecture of Europe and the Middle East to re-design their home into the dramatic and unique style we see today. The interiors of the home still contain ornate woodwork from her travels, as well as custom designed iron railings from a steel mill in Birmingham, Alabama owned by one of Emile's relatives.[12] The original glass windows and wood floors remain from this 1930s renovation.

The front façade has a trio of steep gables: both the center and the right gable have a large six-paned French door with an arched wood frame on the first floor; both the left and the center gable have a single one-over-one double-hung window with a similar entablature on the second level; and the right gable has a pair of one-over-one double-hung windows with similar wood frame/entablature on the second level. The middle gable has a dramatically flared eave (to the south) and a paneled wood door on the first level with modern glass sidelights and a similar wood frame/entablature. The north elevation has two through-cornice gabled dormers with one-over-one windows, and the south elevation has a small porch with a gabled roof at a sliding glass door entrance. There is a large (but simple) gabled addition to the northwest corner of the house, and a contributing garage at rear.

Richard F. Pettigrew, 131 North Duluth Avenue



R.F. Pettigrew later moved to 131 North Duluth Avenue, a residence originally built by Thomas B. McMartin, a local attorney and U.S. commissioner. An addition on the western façade of this house was built to store Pettigrew's collections[13], which can today be

---

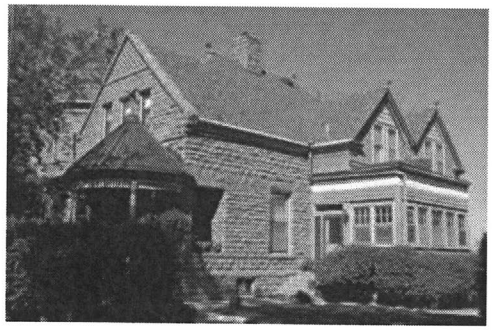
[12] Gene Paul Kene, personal interview by author. Sioux Falls, SD: 28 August 2009.

[13] *The Sioux Falls Historic District: A Guide to Historic Homes in the Cathedral Area.* (Sioux Falls, SD: South Dakota Chapter of the American Institute of Architects, undated) 13.

seen at the Pettigrew House Museum at the same address.

The Pettigrew House, designed by prominent architect Wallace Dow, is a grand two-and-a half story Queen Anne-style residence that sits on a raised basement. The first story is Sioux Falls quartzite and the second story is red brick with stone accents. An elaborate gabled entry porch with central pediment, dentiled cornice, ornate turned posts and spindles marks the original entry on the east elevation; the entry is a double-leaf paneled wood door. Windows are varied, including stained glass, two-over-two, and one-over-one sash. A combination of jack arches and stone lintels surmount the windows, and some have glass block transoms. Stone beltcourses serve as sills. Dentils and a decorative pressed tin cornice accent the roofline of the curved northeast corner bay on the facade. The north and south elevations have two-story semi-hexagonal bays. The northwest corner features a recessed porch, currently used as the Museum's main entrance. This entrance is framed by petrified Arizona wood and stone inset into the wall. Several interior corbelled brick chimneys and various finials punctuate the roof. There is a large rear addition added to support the museum.

Alonzo Edgerton, Joseph M. Bailey, & Joe Kirby, 350 North Duluth Avenue



350 North Duluth Avenue is one of two Richardsonian Romanesque residences in the district. Its' residents have included Alonzo Edgerton, a civil war captain, former state senator from Minnesota, and chief justice of the supreme court of the Dakota Territory; Joe Kirby, a prominent lawyer, an owner/organizer of the South Dakota Central Railroad and long-time director of the Minnehaha National Bank[14]; and Joseph M. Bailey – lawyer, banker, and prominent Republican.

Constructed of Sioux Falls quartzite, the Bailey-Edgerton-Kirby House is a two-and-a half story house that combines elements of the Romanesque Revival and Queen Anne styles. This house is also the work of architect Wallace Dow. Stone coping and beltcourses are used to delineate the roofline and each story. The majority of windows are one-over-one sash with stone sills and lintels or jack arches. The entry porch has turned wood posts, ornate spindlework, and a turreted bay, and there is a tower with a conical roof at the northwest corner. The north elevation includes numerous windows, with a large arched opening in the center. Twin gables and a sun porch extend from the south elevation, and

[14] Jeanne Schulte Richardson. Here Lies Sioux Falls. (Freeman, SD: Pine Hill Press, Inc., 1992), 97.

have decorative polychrome wood shingles. An interior stone chimney punctuates the roofline, which features decorative finials at various intervals. A stone and frame carriage house is located to the rear.

Some of the following later resources are certainly less grand than the early Queen Anne or Colonial Revival residences, but nevertheless are important examples of early twentieth-century building styles and contribute to the history of the community.

Frank A. Brown, 132 North Prairie Avenue



Frank Brown was the original owner of the Dakota Granite Company.[15] The Brown House is a one-story Craftsman Bungalow with wood shingled siding and a red brick front porch that spans the façade. Intermediate brick piers are capped with paired wood columns with chamfered capitals on the porch. Windows include three-over-one double hung, some of which are paired or grouped in threes. Windows and doors set in wood surrounds. The house has multiple roof planes with an oriental roofline with flared peaks and broad overhanging eaves accented by exaggerated, carved wood purlins. There is an exterior brick chimney capped with concrete on the north elevation, as well as an interior brick chimney. A garage with flat roof, exposed rafter tails, and barn doors with three lights is attached to the east elevation.

Cataract Hotel, 120 South Duluth Avenue



While now a run-down rooming house, the building at 120 South Duluth Avenue was originally part of the Cataract Hotel. It has been located at the corner of 9th & Phillips, on West 9th Street, and at 121 North Main Street, where it was called "Sherman House." Originally it was an Italianate-style building, but no original decoration remains. It has a modern wood entry porch with a carved wood pedimented crown. Historic (but likely not

[15] David Richardson. *The Sioux Falls Historic District.* (Sioux Falls, SD: Sioux Falls Planning and Building Services Department, undated).

original) wood windows remain and are six-over-one with vinyl awnings above. When it was moved to its current location, the building was turned so the front is now at the rear and visa versa.

SURVEY RESULTS

The Sioux Falls Historic District remains an intact and cohesive district. Most of the historic resources are still in use and mostly in good condition. The original nomination detailed 223 resources, while currently there are 214 primary resources within the district, of which 156 are considered contributing (73%). There are 137 secondary resources in the district, of which 78 are considered contributing (57%). Combined, that is a contributing resource rate of a healthy 67%. Non-contributing status was decided based on the condition of the building, amount of alterations, and date of construction; vinyl siding alone was not enough to automatically render a resource non-contributing. No National Register criteria were discussed in the original nomination but the district would likely qualify under Criteria A (general history), B (significant persons) and C (architecture).

The original National Register nomination did not contain a period of significance, and this project team established a period of significance of circa 1870 to 1938. Although 79% of the resources had been built by 1920, there was a small building burst in the mid to late 1930s that included several bungalows that are stylistically tied to 1920s construction, including 416 North Summit Avenue. Similarly, early survey work seemed to concentrate mostly on ornate Queen Anne style buildings. Hopefully this survey will provide a more balanced view of the entire district, and good documentation of some of the equally valuable Colonial Revival, Prairie, and Craftsman style residences.

While it is Common Bond Preservation's opinion that the SFHD retains its integrity, we recommend a boundary expansion with the addition of three blocks at the western edge of the present district: the 100 block of South Walts between West 9th and West 10th Streets, both sides; and the 100 block of South Menlo between West 9th and 10th Streets, east side. These three blocks were also part of Pettigrew's Addition, and are of the same period of significance. There is a slightly more working-class story to these few blocks than some of the more grand Avenues at the heart of the district, but they do historically and geographically belong together. For more information on this recommendation, please see the Pettigrew Heights Survey, 2009-2010, also done by Common Bond Preservation.

There are pockets of the district that are suffering from neglect, mostly residences that appear to be rental units rather than owner-occupied homes. While little can be done to ensure the upkeep of these private properties, any dissemination of educational material or public forums on the preservation of historic homes would likely benefit the neighborhood.

A handful of blocks at the heart of the district (mostly North Duluth and North Summit Avenues) contain significant deciduous and evergreen trees that should be noted on a National Register update or for any planned development.

FURTHER SURVEY NEEDS

The only areas that CBP identified for possible further study were the 800 blocks of West 8th Street and West 9th Street, between Prairie and Trapp. While this area was not included in the original district, the style, character, and age of many of these residences is consistent with the SFHD. One of these buildings is already individually listed in the National Register (840 West 9th Street), but it might be helpful to have the contiguous block surveyed for the possibility of inclusion in the SFHD.

LIST OF PROPERTIES AND STATUS

Property Address	Date of Construction	Status	Outbuilding Status
111 - 113 South Spring Avenue	1977	NC	
115 - 117 South Spring Avenue	1977	NC	
121 South Spring Avenue	1908	C	NC
103 South Duluth Avenue	1883	C	C
107 South Duluth Avenue	1948	NC	C
110 South Duluth Avenue	1880	C	
112 - 114 South Duluth Avenue	1905	C	NC
116 South Duluth Avenue	1907	C	C
120 South Duluth Avenue	1880	C	
123 South Duluth Avenue	1893	C	C
124 South Duluth Avenue	1915	C	NC
127 South Duluth Avenue	1893	C	NC
103 South Summit Avenue	1900	C	NC
106-108 South Summit Avenue	1905	C	C
109 South Summit Avenue	1961	NC	
119 South Summit Avenue	1970	NC	
120 South Summit Avenue	1910	C	C
123 South Summit Avenue	1905	C	C
125 South Summit Avenue	1905	C	C
129 South Summit Avenue	1878	C	C
133 South Summit Avenue	1910	C	
100 South Prairie Avenue	1975	NC	NC
102 South Prairie Avenue	1894	C	
103 South Prairie Avenue	1889	C	
106 South Prairie Avenue	1910	C	
115 South Prairie Avenue	1917	C	C
121 South Prairie Avenue	1907	C	C
123 South Prairie Avenue	1905	C	C
125 South Prairie Avenue	1940	NC	NC
109 North Spring Avenue	1937	C	NC
127 North Spring Avenue	1943	NC	
201-203 North Spring Avenue	1881	NC	
211 North Spring Avenue	1914	C	NC
215 North Spring Avenue	1876	NC	
217 North Spring Avenue	1903	C	NC
219 North Spring Avenue	1906	C	
221 North Spring Avenue	1908	C	C
223 - 225 North Spring Avenue	1921	C	C

Property Address	Date of Construction	Status	Outbuilding Status
227 North Spring Avenue	1921	C	
317 North Spring Avenue	1884	NC	
319 North Spring Avenue	1892	C	
321-323 North Spring Avenue	1922	C	
331 North Spring Avenue	1900	NC	
335 North Spring Avenue	c. 2000	NC	
407 North Spring Avenue	1983	NC	
421 North Spring Avenue	1887	NC	
435 North Spring Avenue	1891	C	
601 North Spring Avenue	c. 1882/ c. 1990	1C and 1 NC	
100 North Duluth Avenue	1940	NC	
109 North Duluth Avenue	1887	C	
110 North Duluth Avenue	1935	C	
114 North Duluth Avenue	1911	C	C
115 North Duluth Avenue	1886	C	C
117 North Duluth Avenue	1888	C	C
131 North Duluth Avenue	1889	C	
202 North Duluth Avenue	1904	C	C
209 North Duluth Avenue	1887	C	1C and 1NC
214 North Duluth Avenue	1903	C	C
215 North Duluth Avenue	1880	C	C
226 North Duluth Avenue	1915	C	NC
227 North Duluth Avenue	1913	C	C
230 North Duluth Avenue	1892	C	NC
234 North Duluth Avenue	1907	C	
235 North Duluth Avenue	1910	NC	NC
300 North Duluth Avenue	1890	C	C
301 North Duluth Avenue	1920	C	
308 North Duluth Avenue	1887	C	C
309 North Duluth Avenue	1876	C	NC
310 North Duluth Avenue	1908	C	C
315 North Duluth Avenue	1890	C	1NC and 1C
319 North Duluth Avenue	1881	C	NC
320 North Duluth Avenue	1890	C	C
321 North Duluth Avenue	1948	NC	2 NC
335 North Duluth Avenue	1888	C	
350 North Duluth Avenue	1888	C	C
400 North Duluth Avenue	1902	C	NC
401 North Duluth Avenue	1922	C	
404 North Duluth Avenue	1950	NC	
415 -417 North Duluth Avenue	1889	C	2 C
418 North Duluth Avenue	1954	NC	NC
420 North Duluth Avenue	1889	C	C

Property Address	Date of Construction	Status	Outbuilding Status
422 North Duluth Avenue	1912	C	
423 North Duluth Avenue	1890	C	NC
424 North Duluth Avenue	1910	C	
426 North Duluth Avenue	1910	C	
428 North Duluth Avenue	1961	NC	NC
503 North Duluth Avenue	c. 1915-1919	C	
523 North Duluth Avenue	1920-1930	C	
107 North Summit Avenue	1904	C	C
110 North Summit Avenue	1910	C	C
114-116 North Summit Avenue	1918	C	NC
115 North Summit Avenue	1910	C	NC
119 North Summit Avenue	1906	C	NC
120 North Summit Avenue	1912	C	C
121 North Summit Avenue	1914	C	C
125 - 127 North Summit Avenue	1955	NC	NC
201 North Summit Avenue	1971	NC	NC
215 North Summit Avenue	1901	C	C
216 North Summit Avenue	1879	C	C
218 North Summit Avenue	1975	NC	
219 North Summit Avenue	1900	C	C
220 North Summit Avenue	1900	C	NC
223 North Summit Avenue	1906	C	C
226 North Summit Avenue	1903	C	NC
227 North Summit Avenue	1906	C	C
231 North Summit Avenue	1900	C	C
232 North Summit Avenue	1902	C	NC
234 North Summit Avenue	1903	C	NC
303 North Summit Avenue	1893	C	C
315 North Summit Avenue	1885	C	
318 North Summit Avenue	1880	C	C
319 North Summit Avenue	1909	C	
320 North Summit Avenue	1913	C	1NC and 1C
333 North Summit Avenue	1913	C	NC
335 North Summit Avenue	1912	C	C
346 North Summit Avenue	1904	C	
348 North Summit Avenue	1904	C	C
350 North Summit Avenue	1904	C	C
409 North Summit Avenue	1912	C	C
414 North Summit Avenue	1919	C	
415 North Summit Avenue	1910	NC	NC
416 North Summit Avenue	1936	C	C
421 North Summit Avenue	1890	NC	
424 North Summit Avenue	c. 1880/c. 2000	NC	

Property Address	Date of Construction	Status	Outbuilding Status
425 - 427 North Summit Avenue	1916	NC	C
429-31 North Summit Avenue	1916	C	
504-506 North Summit Avenue	1916	C	
101 North Prairie Avenue	1907	C	C
112 North Prairie Avenue	1890	NC	C
114 North Prairie Avenue	1884	NC	NC
117 North Prairie Avenue	1907	NC	NC
125 North Prairie Avenue	1890	C	NC
126 North Prairie Avenue	1912	C	C
128-130 North Prairie Avenue	1890	C	C
129 North Prairie Avenue	1922	C	
131 North Prairie Avenue	1922	C	
132 North Prairie Avenue	1924	C	
133 North Prairie Avenue	1948	NC	C
201 North Prairie Avenue	1911	C	
211 North Prairie Avenue	1890	C	NC
212 North Prairie Avenue	1880	C	C
217 North Prairie Avenue	1885	C	
220 North Prairie Avenue	1906	C	
228 North Prairie Avenue	1890	C	C
230 North Prairie Avenue	1885	NC	
232 North Prairie Avenue	1890	C	NC
235 North Prairie Avenue	1924	C	
301 North Prairie Avenue	1891	C	C
312 North Prairie Avenue	1888	C	1NC and 1C
314 North Prairie Avenue	1913	C	NC
315 - 317 North Prairie Avenue	1885	C	NC
316 North Prairie Avenue	1920	C	C
318 North Prairie Avenue	1915	C	NC
319 North Prairie Avenue	1909	C	NC
321 North Prairie Avenue	1922	C	NC
325 North Prairie Avenue	1910	C	C
326 North Prairie Avenue	1916	C	NC
327 North Prairie Avenue	1910	C	NC
328 North Prairie Avenue	1916	C	C
329 North Prairie Avenue	1909	C	
330 North Prairie Avenue	1914	C	NC
609 West Sixth Street	1970	NC	
628 West Sixth Street	1890	C	C
700 West Sixth Street	1969	NC	
720 West Sixth Street	1900	C	NC
722 West Sixth Street	1910	C	C

Property Address	Date of Construction	Status	Outbuilding Status
500 West Seventh Street	1900	NC	
502 West Seventh Street	1900	C	
504 West Seventh Street	1900	C	
505 West Seventh Street	1913	NC	C
506 West Seventh Street	1900	C	
507 West Seventh Street	1913	C	C
607 West Seventh Street	1918	NC	NC
630 West Seventh Street	1938	C	C
632-634 West Seventh Street	1878	NC	NC
716 West Seventh Street	1886	C	C
720 West Seventh Street	1964	NC	
516-518 West Eighth Street	1910	NC	
608 West Eighth Street	1888	C	C
610 West Eighth Street	1888	NC	
623 West Eighth Street	1872	C	NC
624 West Eighth Street	1886	C	NC
707 - 709 West Eighth Street	1954	NC	
711 West Eighth Street	1911	C	NC
718 West Eighth Street	1923	C	C
732 West Eighth Street	1903	C	C
505 West Ninth Street	1881	NC	
517 West Ninth Street	1888	NC	
520 West Ninth Street	1884	NC	
523 West Ninth Street	1880	C	C
602-604 West Ninth Street	1949	NC	
614 West Ninth Street	1910	C	C
618 West Ninth Street	1903	NC	NC
629 West Ninth Street	1912	C	C
631 West Ninth Street	1903	C	C
632 West Ninth Street	1885	C	
704 West Ninth Street	1900	C	C
712 West Ninth Street	1888	C	C
714 West Ninth Street	1902	C	C
719 West Ninth Street	1903	NC	NC
732 West Ninth Street	1898	NC	
500 West Tenth Street	1986	NC	
516-520 West Tenth Street	1973	NC	
600 West Tenth Street	1912	NC	
624-626 West Tenth Street	1912	NC	
636 West Tenth Street	1965	NC	
734-736 West Tenth Street	1905	C	NC

Property Address	Date of Construction	Status	Outbuilding Status
738 West Tenth Street	1974	NC	
740 West Tenth Street	1910	C	C
802-804 West Tenth Street	1936	C	NC

DEMOLISHED PROPERTIES

103 South Spring Avenue
125 South Spring Avenue
105-107 South Summit Avenue
135 North Spring Avenue
209 North Spring Avenue
213 North Spring Avenue
311 North Spring Avenue
319 North Spring Avenue (OB)
415 North Spring Avenue
503 North Spring Avenue
515 North Spring Avenue
519 North Spring Avenue
515 North Summit Avenue
517 North Summit Avenue
535 North Summit Avenue
127 North Prairie Avenue
223 North Prairie Avenue
509 West Seventh Street
525 West Seventh Street
738 West Seventh Street
500-502 West Ninth Street
731 West Ninth Street
506 West Tenth Street

BIBLIOGRAPHY

Architectural History in South Dakota. Pierre, SD: South Dakota State Historic Preservation Office, 2000.

Argus Leader and Siouxland Heritage Museum. A Pictorial History of the Early Years: Sioux Falls. Vancouver, Washington: Pediment Group, 2001.

Barrera, Rita, personal interview by author Heather Barrett. Sioux Falls, SD: 29 August 2009.

Early Manors of Sioux Falls, A Bicentennial Look: 1976. Sioux Falls, SD: Home Federal Savings and Loan, 1976.

Historic Avenues: Sioux Falls, South Dakota. Sioux Falls, SD: Sioux Falls Planning and Building Services Department, 1983

Kean, Gene Paul, personal interview by author Shannon L. Papin. Sioux Falls, SD: 28 August 2009.

Liggett, Marie J. and Patricia McElroy. *Final Report, Phase I Historic Sites Survey of the Sherman's Addition & McKennan Park Addition to Sioux Falls, SD*. Prepared for the Sioux Falls Board of Preservation, August, 1999.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, NY. 2009

Minnehaha County Historical Society. Minnehaha County: Historical and Biographical Sketches. Dallas, Texas: Curtis Media Corporation, 1988.

Minnehaha County Tax Assessment Records, Minnehaha County Office of Equalization, Sioux Falls, SD.

Odland, Dr. Rick D. Images of America: Sioux Falls. Charleston, SC: Arcadia Publishing, 2007.

Olson, Gary D. and Erik L. Sioux Falls, South Dakota – A Pictorial History. Norfolk , VA: Donning Company, 1985.

Putz, Paul, ed. Historic Sites of South Dakota: a Guidebook. Vermillion, SD: University of South Dakota, Business Research Bureau, Historical Preservation Center, 1980.

Rambow, David and William J. Hoskins. Nineteenth Century Sioux Falls through the Lens. Sioux Falls, SD: Siouxland Heritage Museums, 2004.

Richardson, David. The Sioux Falls Historic District. Sioux Falls, SD: Sioux Falls Planning and Building Services Department, undated.

Richardson, Jeanne Schulte. Here Lies Sioux Falls. Freeman, SD: Pine Hill Press, Inc., 1992.

Sanborn Insurance Maps of Sioux Falls, Minnehaha County, South Dakota. December 1883, July 1886, June 1888, September 1891, August 1896, July 1902, August 1908, November 1911, May 1916, 1924, July, 1950.

Scupholm, Carrie. *Final Project Report: Sioux Falls Historic Sites Survey, Summer 1992*. Prepared for the Sioux Falls Board of Preservation and the South Dakota State Historical Preservation Center, July 1993.

Sioux Falls City Directories: 1882-83, 1885, 1887, 1888-89, 1890-91, 1892-93, 1894-95, 1897-98, 1910, 1916, 1917, 1918, and 1927.

Sioux Falls Downtown Historic District National Register nomination. Prepared by Gemini Research, December 1, 1993.

The Sioux Falls Historic District: A Guide to Historic Homes in the Cathedral Area. Sioux Falls, SD: South Dakota Chapter of the American Institute of Architects, undated.

Sioux Falls Historic District National Register nomination. 1973.

South Dakota Historic Resources Survey Manual, revised edition. Pierre, SD: SD State Historic Preservation Office, 2006.

Statewide Preservation Plan, 2006-2010. Pierre, SD: South Dakota State Historical Society, undated.

Vertical File: 535 North Spring Avenue. South Dakota State Historic Preservation Office, Pierre, SD.

Vertical File: St. Joseph's Cathedral. South Dakota State Historic Preservation Office, Pierre, SD.

List of Property Owners

111 - 113 South Spring Avenue

P.K. Hurtgen LLC
4704 South Minnesota Avenue
Sioux Falls, SD 57105

115 - 117 South Spring Avenue

P.K. Hurtgen LLC
4704 South Minnesota Avenue
Sioux Falls, SD 57105

121 South Spring Avenue

P.K. Hurtgen LLC
4704 South Minnesota Avenue
Sioux Falls, SD 57105

103 South Duluth Avenue

Mary Helen Harris
103 South Duluth Avenue
Sioux Falls, SD 57104

107 South Duluth Avenue

Adrean Storhaug
832 South Menlo Avenue
Sioux Falls, SD 57104

110 South Duluth Avenue

Lieu & Janet Nguyen
110 South Duluth Avenue
Sioux Falls, SD 57104

112 - 114 South Duluth Avenue

Bradley & Samantha Tauchen
112 South Duluth Avenue
Sioux Falls, SD 57103

116 South Duluth Avenue

Mike Gould
116 South Duluth Avenue
Sioux Falls, SD 57104

120 South Duluth Avenue

Dale & Lorraine Page and Lanny
& Mary Kay Baker
46260 West Shore Place
Hartford, SD 57033

123 South Duluth Avenue

Roger & Tami Wilkes
360 North Poplar Avenue
Parker, SD 57053

124 South Duluth Avenue

Steven C. O'Dea
1007 South Prairie
Sioux Falls, SD 57105

127 South Duluth Avenue

Betty Best, c/o Wells Fargo Bank
P.O. Box 5953
Sioux Falls, SD 57117

103 South Summit Avenue

Dale & Susan Becker
103 South Summit Avenue
Sioux Falls, SD 57104

106-108 South Summit Avenue

Darlys & Catherine Hofer
629 West 9th Street
Sioux Falls, SD 57104

109 South Summit Avenue

Jolene E. Byre Living Trust
5 South Le Chateau Place
Sioux Falls, SD 57105

119 South Summit Avenue

Jolene E. Byre Living Trust
5 South Le Chateau Place
Sioux Falls, SD 57105

120 South Summit Avenue

Darlys & Catherine Hofer
629 West 9th Street
Sioux Falls, SD 57104

123 South Summit Avenue

Michael Doop
P.O. Box 91141
Sioux Falls, SD 57109

125 South Summit Avenue

Shulte Living Trust
47222 256th Street
Renner, SD 57055

129 South Summit Avenue

Shulte Living Trust
47222 256th Street
Renner, SD 57055

133 South Summit Avenue

Ron Duane & Susanne Smith
133 South Summit Avenue
Sioux Falls, SD 57104

100 South Prairie Avenue

South Prairie Properties LLC
707 West 11th Street
Sioux Falls, SD 57104

102 South Prairie Avenue

James Carlson & Peg Newcomb
627 East 21st Street
Sioux Falls, SD 57105

103 South Prairie Avenue

Melissa J. Phillips
922 5th Street
Brookings, SD 57006

106 South Prairie Avenue

Shirley M. Melvin
106 South Prairie Avenue
Sioux Falls, SD 57105

115 South Prairie Avenue

Katherine T. & Daniel B. Coughlin
115 South Prairie Avenue
Sioux Falls, SD 57104

121 South Prairie Avenue

Sheila M. Lotton
121 South Prairie Avenue
Sioux Falls, SD 57104

123 South Prairie Avenue

Hunter B. & Tracy Summers
123 South Prairie Avenue
Sioux Falls, SD 57104

125 South Prairie Avenue

Thomas C. & Cheri Haight
125 South Prairie Avenue
Sioux Falls, SD 57104

109 North Spring Avenue

Raymond W. Morrison Trust
321 6th Avenue
Brandon, SD 57005

127 North Spring Avenue

Faith Family Church
127 North Spring Avenue
Sioux Falls, SD 57104

201-203 North Spring Avenue

Shirley Wilson, WS Enterprises
P.O. Box 2492
Sioux Falls, SD 57101

211 North Spring Avenue

Dianne C. Burma
2 S. Woodduck Place
Sioux Falls, SD 57105

215 North Spring Avenue

Barry Hermanson
46348 277th Street
Chancellor, SD 57015

217 North Spring Avenue

Kathleen Monahan
217 North Spring Avenue
Sioux Falls, SD 57105

219 North Spring Avenue

Richard R. & Mary Tobin Jr.
219 North Spring Avenue
Sioux Falls, SD 57104

221 North Spring Avenue

Thomas M. & Cena L. Keller
221 North Spring Avenue
Sioux Falls, SD 57104

223 - 225 North Spring Avenue

Ryan Raak
1313 West Waterstone Drive
Sioux Falls, SD 57108

227 North Spring Avenue

Jennifer Briggs
227 North Spring Avenue, #3
Sioux Falls, SD 57103

317 North Spring Avenue

Teresa Goehring
317 North Spring Avenue
Sioux Falls, SD 57104

319 North Spring Avenue

Jeffrey Lee Carter
319 North Spring Avenue
Sioux Falls, SD 57104

321-323 North Spring Avenue

Steven C. O'Dea
1007 South Prairie Avenue
Sioux Falls, SD 57105

331 North Spring Avenue

Broadmoor Properties LLC
6600 Cheyenne Drive
Sioux Falls, SD 57106

335 North Spring Avenue

Ghirmay Solomon
335 North Spring Avenue
Sioux Falls, SD 57104

407 North Spring Avenue

Volunteers of America
P.O. Box 89306
Sioux Falls, SD 57109

421 North Spring Avenue

Maynard & Monica Hennings
421 North Spring Avenue
Sioux Falls, SD 57104

435 North Spring Avenue

Albert D. Deelstra
1605 East Cedar Lane
Sioux Falls, SD 57103

601 North Spring Avenue

Sioux Falls School District
(Hawthorne Elementary)
201 East 38th Street
Sioux Falls, SD 57104

100 North Duluth Avenue

Martin H. & Lorna R. Gallanter
100 North Duluth Avenue
Sioux Falls, SD 57104

109 North Duluth Avenue

Timothy & Sandra Kant
209 North Duluth Avenue
Sioux Falls, SD 57104

110 North Duluth Avenue

Kristi Lund
110 North Duluth Avenue
Sioux Falls, SD 57104

114 North Duluth Avenue

Richard C. & Linda J. Rostrom
114 North Duluth Avenue
Sioux Falls, SD 57104

115 North Duluth Avenue

Craig & Gail Shea
115 North Duluth Avenue
Sioux Falls, SD 57104

117 North Duluth Avenue

Jill Jones
117 North Duluth Avenue
Sioux Falls, SD 57104

131 North Duluth Avenue

City of Sioux Falls
224 West 9th Street
Sioux Falls, SD 57104

202 North Duluth Avenue

William & Mary Novetzke
202 North Duluth Avenue
Sioux Falls, SD 57104

209 North Duluth Avenue

Timothy & Sandra Kant
209 North Duluth Avenue
Sioux Falls, SD 57104

214 North Duluth Avenue

Karen M Noonan
214 North Duluth Avenue
Sioux Falls, SD 57104

215 North Duluth Avenue

Gene Paul Kean
215 North Duluth Avenue
Sioux Falls, SD 57104

226 North Duluth Avenue

Robert & Debra Straub
226 North Duluth Avenue
Sioux Falls, SD 57104

227 North Duluth Avenue

Ronald C. & Pamela K. Frankman
227 North Duluth Avenue
Sioux Falls, SD 57104

230 North Duluth Avenue

Stephanie & David Richter
230 North Duluth Avenue
Sioux Falls, SD 57104

234 North Duluth Avenue

Timothy & Sandra Kant
209 North Duluth Avenue
Sioux Falls, SD 57104

235 North Duluth Avenue

Joseph W. Donovan
235 North Duluth Avenue
Sioux Falls, SD 57104

300 North Duluth Avenue

Patrick J. Kane
300 North Duluth Avenue
Sioux Falls, SD 57104

301 North Duluth Avenue

Donald A. & Stacie L. Seten
301 North Duluth Avenue
Sioux Falls, SD 57104

308 North Duluth Avenue

Larry & Elizabeth Hill
308 North Duluth Avenue
Sioux Falls, SD 57104

309 North Duluth Avenue

Joanne & Wayne Shearer
309 North Duluth Avenue
Sioux Falls, SD 57104

310 North Duluth Avenue

Rachelle Schaap
310 North Duluth Avenue
Sioux Falls, SD 57104

315 North Duluth Avenue

Brian S. & Pamela L. Dressing
315 North Duluth Avenue
Sioux Falls, SD 57104

319 North Duluth Avenue

Peter F. & Debra J. Klebanoff
319 North Duluth Avenue
Sioux Falls, SD 57104

320 North Duluth Avenue

Jane Mary Connolly
320 North Duluth Avenue
Sioux Falls, SD 57104

321 North Duluth Avenue

321 N. Duluth LLC
5104 East 28th Street
Sioux Falls, SD 57110

335 North Duluth Avenue

Samuel Hawk & Melissa Socorro
1737 Chestnut Street, Apt. 501
Philadelphia, PA 19103-4109

350 North Duluth Avenue

Rockin' Heart LLC
350 North Duluth Avenue
Sioux Falls, SD 57104

400 North Duluth Avenue

John & Marcine Bird
400 North Duluth Avenue
Sioux Falls, SD 57104

401 North Duluth Avenue

C O'Dea Living Trust
401 North Duluth Avenue
Sioux Falls, SD 57104

404 North Duluth Avenue

Vernon A. Jensen & Kathleen M
404 North Duluth Avenue
Sioux Falls, SD 57104

415 North Duluth Avenue

Triangle Properties LLP
712 East 20th Street, Suite 400
Sioux Falls, SD 57105

418 North Duluth Avenue

Julie A. Reid
27975 South Cox Road
Colton, OR 97017

420 North Duluth Avenue

Rodney P. & Tamara A. Fluth
700 South Minnesota Avenue,
Suite 302
Sioux Falls, SD 57104

422 North Duluth Avenue

Nathaniel Perkins & Dorothy Sayler
422 North Duluth Avenue
Sioux Falls, SD 57104

423 North Duluth Avenue

Cathedral Chancery Office
523 North Duluth Avenue
Sioux Falls, SD 57104

424 North Duluth Avenue

Leon A. Oren
424 North Duluth Avenue
Sioux Falls, SD 57104

426 North Duluth Avenue

Shirley A. Michaelson Trust
1504 South Fourth Avenue
Sioux Falls, SD 57105

428 North Duluth Avenue

George Walker & Nichole Cross
428 North Duluth Avenue
Sioux Falls, SD 57104

503 North Duluth Avenue

St. Joseph Cathedral
523 North Duluth Avenue
Sioux Falls, SD 57104

523 North Duluth Avenue

St. Joseph Cathedral
523 North Duluth Avenue
Sioux Falls, SD 57104

107 North Summit Avenue

Steven & Debra J. Prange
107 North Summit Avenue
Sioux Falls, SD 57104

110 North Summit Avenue

Alexei & Olga Savinov
110 North Summit Avenue
Sioux Falls, SD 57104

114-116 North Summit Avenue

Janice Griffin
500 West Seventh Street
Sioux Falls, SD 57101

115 North Summit Avenue

Robert O. & Amy B. Berthelson
115 North Summit Avenue
Sioux Falls, SD 57104

119 North Summit Avenue

Kurt G. & Renae B. Turback
119 North Summit Avenue
Sioux Falls, SD 57104

120 North Summit Avenue

Donald & Doris Dobesh
120 North Summit Avenue
Sioux Falls, SD 57104

121 North Summit Avenue

Jon E. Skaarhaug
121 North Summit Avenue
Sioux Falls, SD 57104

125 - 127 North Summit Avenue

Matthew G. & Lisa A. Staab
48206 265th Street
Brandon, SD 57005

201 North Summit Avenue

Diamond Properties LLC
5 East Big Sky
Sioux Falls, SD 57110

215 North Summit Avenue

Michael S. & Jennifer L. Bechers
215 North Summit Avenue
Sioux Falls, SD 57103

216 North Summit Avenue

Daniel & Irene Artz
216 North Summit Avenue
Sioux Falls, SD 57104

218 North Summit Avenue

Nian-Chiu Chou
1501 32nd Ave SW
Minot, SD 58701

219 North Summit Avenue

Keith & Julie Rue
219 North Summit Avenue
Sioux Falls, SD 57104

220 North Summit Avenue

Nathan Knutson
220 North Summit Avenue
Sioux Falls, SD 57104

223 North Summit Avenue

Shana J. Casey
223 North Summit Avenue
Sioux Falls, SD 57104

226 North Summit Avenue

Aaron Strand
226 North Summit Avenue
Sioux Falls, SD 57104

227 North Summit Avenue

John & Cynthia Madigan
227 North Summit Avenue
Sioux Falls, SD 57104

231 North Summit Avenue

Robert J. & Mary Anne Lux
231 North Summit Avenue
Sioux Falls, SD 57104

232 North Summit Avenue

Maria Lynn Ceretti
232 North Summit Avenue
Sioux Falls, SD 57104

234 North Summit Avenue

Aristedes & Rita Barrera
234 North Summit Avenue
Sioux Falls, SD 57104

303 North Summit Avenue

Gregory & Shaun Daniel
303 North Summit Avenue
Sioux Falls, SD 57104

315 North Summit Avenue

Knights of Columbus
315 North Summit Avenue
Sioux Falls, SD 57104

318 North Summit Avenue

Kelly Umstott
318 North Summit Avenue
Sioux Falls, SD 57104

319 North Summit Avenue

Marilyn J. Barnett
3600 South Spencer Blvd
Sioux Falls, SD 57103

320 North Summit Avenue

Rebecca Jo & Thomas Dunn
320 North Summit Avenue
Sioux Falls, SD 57104

333 North Summit Avenue

Deborah K. Bowen
333 North Summit Avenue
Sioux Falls, SD 57104

335 North Summit Avenue

Todd & Amy Doeese
335 North Summit Avenue
Sioux Falls, SD 57104

346 North Summit Avenue

Joyce Smith
346 North Summit Avenue
Sioux Falls, SD 57104

348 North Summit Avenue

Elwood Anderson
3205 South Lincoln Avenue
Sioux Falls, SD 57105

350 North Summit Avenue

Glendon & Dawn Rice, Jr.
350 North Summit Avenue
Sioux Falls, SD 57104

409 North Summit Avenue

Juanita M. Roland
630 West Seventh Street
Sioux Falls, SD 57104

414 North Summit Avenue

Scott A. Enebo
1104 North Vail Drive
Sioux Falls, SD 57110

415 North Summit Avenue

Douglas A. & Betty S. Amolins
415 North Summit Avenue
Sioux Falls, SD 57104

416 North Summit Avenue

Paul J. Wiche
416 North Summit Avenue
Sioux Falls, SD 57104

421 North Summit Avenue

Perry A. & Lisa M. Volden
421 North Summit Avenue
Sioux Falls, SD 57104

424 North Summit Avenue

St. Joseph Cathedral
504 North Duluth Avenue
Sioux Falls, SD 57104

425-427 North Summit Avenue

Rodney P. & Tamara A. Fluth
700 South Minnesota Ave, Ste 302
Sioux Falls, SD 57104

429-431 North Summit Avenue

The Lexes Co.
6905 North Shore Drive
Greenfield, MN 55373

504-506 North Summit Avenue

St. Joseph Cathedral
504 North Duluth Avenue
Sioux Falls, SD 57104

101 North Prairie Avenue

Barnett Family Trust
101 North Prairie Avenue
Sioux Falls, SD 57104

112 North Prairie Avenue

Thomas Hurtgen
1904 E 52nd Street
Sioux Falls, SD 57103

114 North Prairie Avenue

Dorothy L Olshove
114 North Prairie Avenue
Sioux Falls, SD 57104

117 North Prairie Avenue

Barnett Family Trust
101 North Prairie Avenue
Sioux Falls, SD 57104

125 North Prairie Avenue

Dianna L. & Paul M. Rajski
125 North Prairie Avenue
Sioux Falls, SD 57104

126 North Prairie Avenue

Richard & Cheryl Swanson
126 North Prairie Avenue
Sioux Falls, SD 57104

128-130 North Prairie Avenue

John & Patrick Cleberg
104 South 11th Street
Bereford, SD 57004

129 North Prairie Avenue

Donald M. Grooms
129 North Prairie Avenue
Sioux Falls, SD 57104

131 North Prairie Avenue

Kevin L. & Patricia M.S. Cole
131 North Prairie Avenue
Sioux Falls, SD 57104

132 North Prairie Avenue

Dale & Susan Becker
132 North Prairie Avenue
Sioux Falls, SD 57104

133 North Prairie Avenue

William B. & Susan M. Sealey
133 North Prairie Avenue
Sioux Falls, SD 57104

201 North Prairie Avenue

Brian & Susan Mielke
201 North Prairie Avenue
Sioux Falls, SD 57104

211 North Prairie Avenue

Richard C. Steineke
P.O. Box 95
Sioux Falls, SD 57101

212 North Prairie Avenue

Dixie L. Tindell
212 North Prairie Avenue
Sioux Falls, SD 57104

217 North Prairie Avenue

William & Jackie Ferguson
P.O. Box 90132
Sioux Falls, SD 57109

220 North Prairie Avenue

Richard D. & Barbara A. Graff
4600 North Louise Avenue
Sioux Falls, SD 57107

228 North Prairie Avenue

Richard M. & Mary J. Fonder
228 North Prairie Avenue
Sioux Falls, SD 57104

230 North Prairie Avenue

Shirley A. Michaelon Trust
1504 South 4th Avenue
Sioux Falls, SD 57105

232 North Prairie Avenue

Jon J. & Janet L. Martin
232 North Prairie Avenue
Sioux Falls, SD 57104

235 North Prairie Avenue

Augustana Luth Church
235 North Prairie Avenue
Sioux Falls, SD 57104

301 North Prairie Avenue

Glen D. & Dixie K. Hieb
301 North Prairie Avenue
Sioux Falls, SD 57104

312 North Prairie Avenue

Robert & Jean Thompson
312 North Prairie Avenue
Sioux Falls, SD 57104

314 North Prairie Avenue

Charles & Karen Boyum
314 North Prairie Avenue
Sioux Falls, SD 57104

315 - 317 North Prairie Avenue

Prairie View LLC
206 West 14th Street
Sioux Falls, SD 57104

316 North Prairie Avenue

Daunelle Martin-Sobb
316 North Prairie Avenue
Sioux Falls, SD 57104

318 North Prairie Avenue

James & Lynn Josten
318 North Prairie Avenue
Sioux Falls, SD 57104

319 North Prairie Avenue

Marilyn McManus
319 North Prairie Avenue
Sioux Falls, SD 57104

321 North Prairie Avenue

Allen J. & Melinda M. Storley
321 North Prairie Avenue
Sioux Falls, SD 57104

325 North Prairie Avenue

Allen J. & Melinda M. Storley
321 North Prairie Avenue
Sioux Falls, SD 57104

326 North Prairie Avenue

Amy Muchlinski & Thomas Wallin
326 North Prairie Avenue
Sioux Falls, SD 57104

327 North Prairie Avenue

Colleen Wallenstein
327 North Prairie Avenue
Sioux Falls, SD 57104

328 North Prairie Avenue

Dianne Daniels
46230 West Shore Place
Hartford, SD 57033

329 North Prairie Avenue

James W. & Beverly J. Oliver
329 North Prairie Avenue
Sioux Falls, SD 57104

330 North Prairie Avenue

Richard Devaney
330 North Prairie Avenue
Sioux Falls, SD 57104

609 West Sixth Street

Steven O'Dea
1007 South Prairie Avenue
Sioux Falls, SD 57105

628 West Sixth Street

James & Laura Barnett
628 West 6th Street
Sioux Falls, SD 57104

700 West Sixth Street

Ray & Corrine A. Murley Trust
700 West 6th Street
Sioux Falls, SD 57104

720 West Sixth Street

Thomas J. Rogers
720 West 6th Street
Sioux Falls, SD 57104

722 West Sixth Street

Jennifer & Isaac Plyn
722 West 6th Street
Sioux Falls, SD 57104

500 West Seventh Street

Janice Griffin
500 West 7th Street
Sioux Falls, SD 57104

502 West Seventh Street

Janice Griffin, DBA EGN Properties
301 North Spring Avenue
Sioux Falls, SD 57104

504 West Seventh Street

Janice Griffin, DBA EGN Properties
301 North Spring Avenue
Sioux Falls, SD 57104

505 West Seventh Street

Andrew Otto
505 West 7th Street
Sioux Falls, SD 57104

506 West Seventh Street

Shelley Lovaas-Kinger
506 West 7th Street
Sioux Falls, SD 57104

507 West Seventh Street

Ben & Marcia Eberle
413 West 17th Street
Sioux Falls, SD 57104

607 West Seventh Street

Rodney & Tamara Fluth
700 South Minnesota Ave, Ste 302
Sioux Falls, SD 57104

630 West Seventh Street

Juanita May Roland
630 West 7th Street
Sioux Falls, SD 57104

632-634 West Seventh Street

James & Robin Spaan Rev Trust
4567 Jay Avenue
Orange City, IA 51041

716 West Seventh Street

Joel Kauffman & Valarie Wieneke
716 West 7th Street
Sioux Falls, SD 57104

720 West Seventh Street

Jam Properties LLC
5609 Jersey Terrace
Sioux Falls, SD 57108

516-518 West Eighth Street

Dianne C. Wilson
2 South Woodduck Place
Sioux Falls, SD 57105

608 West Eighth Street

Terry & Hope Bader
608 West 8th Street
Sioux Falls, SD 57104

610 West Eighth Street

Timothy & Sandra Kant
209 North Duluth Avenue
Sioux Falls, SD 57104

623 West Eighth Street

Roberta A. Buddr
623 West 8th Street
Sioux Falls, SD 57104

624 West Eighth Street

Neal & Diane Rinehart
624 West 8th Street
Sioux Falls, SD 57104

707 - 709 West Eighth Street

Richard Loosbrock
113 Pasque Flower Trail
Sioux Falls, SD 57005

711 West Eighth Street

Mark A. Burk
711 West 8th Street
Sioux Falls, SD 57104

718 West Eighth Street

David & Barbara Glazier
47045 24th Street
Dell Rapids, SD 57022

732 West Eighth Street

Edwin & Monica Rutten
732 West 8th Street
Sioux Falls, SD 57104

505 West Ninth Street

Dennis McFarland
505 West 9th Street, #101
Sioux Falls, SD 57014

517 West Ninth Street

Samuel & Darcy Lassegard
2909 South Lincoln Avenue
Sioux Falls, SD 57105

520 West Ninth Street

Erik Carlson
110 North Duluth Avenue
Sioux Falls, SD 57104

523 West Ninth Street

Harlan Jacobsen
2019 South Minnesota Avenue
Sioux Falls, SD 57105

604 West Ninth Street

Terry A. Ramsbacker
604 West 9th Street
Sioux Falls, SD 57104

614 West Ninth Street

Gail Cain & Sammy Hasegawa
614 West 9th Street
Sioux Falls, SD 57104

618 West Ninth Street

David M. & Debbie D. Hoffman
618 West 9th Street
Sioux Falls, SD 57104

629 West Ninth Street

Daryls & Cathy Hofer
629 West 9th Street
Sioux Falls, SD 57104

631 West Ninth Street

Elaine Rowley & Alexis Xenakis
631 West 9th Street
Sioux Falls, SD 57104

632 West Ninth Street

James L. Glenski
632 West 9th Street
Sioux Falls, SD 57104

704 West Ninth Street

Dawn M. & Michael L. Snow
704 West 9th Street
Sioux Falls, SD 57104

712 West Ninth Street

Aaron Norris & Ashley Ridout-Norris
712 West 9th Street
Sioux Falls, SD 57104

714 West Ninth Street

Hubbel Family Rev. Living Trust
2016 South Bedford Court
Sioux Falls, SD 57106

719 West Ninth Street

Thomas & Rhonda Bennett
719 West 9th Street
Sioux Falls, SD 57104

732 West Ninth Street

Kimberly & Lynette Byre
5 S Le Chateau Place
Sioux Falls, SD 57105

500 West Tenth Street

Jerry Noonan
520 West 10th Street
Sioux Falls, SD 57104

516-520 West Tenth Street

Long Line Leasing
510 West 10th Street
Sioux Falls, SD 57104

600 West Tenth Street

Betty Best, c/o Wells Fargo
P.O. Box 5953
Sioux Falls, SD 57108

624-626 West Tenth Street

Betty Best, c/o Wells Fargo
P.O. Box 5953
Sioux Falls, SD 57108

636 West Tenth Street

Edwin E. & Donald L. Knudson
P.O. Box 1030
Sioux Falls, SD 57101

734-736 West Tenth Street

Schulte Living Trust
47222 256th Street
Renner, SD 57055

738 West Tenth Street

MY Industries, Inc.
738 West 10th Street
Sioux Falls, SD 57104

740 WestTenth Street

Randy Dooyema
1004 Ridge Road
Sioux Falls, SD 57105

802 - 804 West Tenth Street

Haile Dawite
1208 West 7th Street
Sioux Falls, SD 57104

DEMOLISHED PROPERTIES*

103 South Spring Avenue

Dennis McFarland
505 West Ninth Street, #101
Sioux Falls, SD 57104

311 North Spring Avenue

American Home Mortgage Servicing
P.O. Box 631730
Irving, TX 75063

535 North Summit Avenue

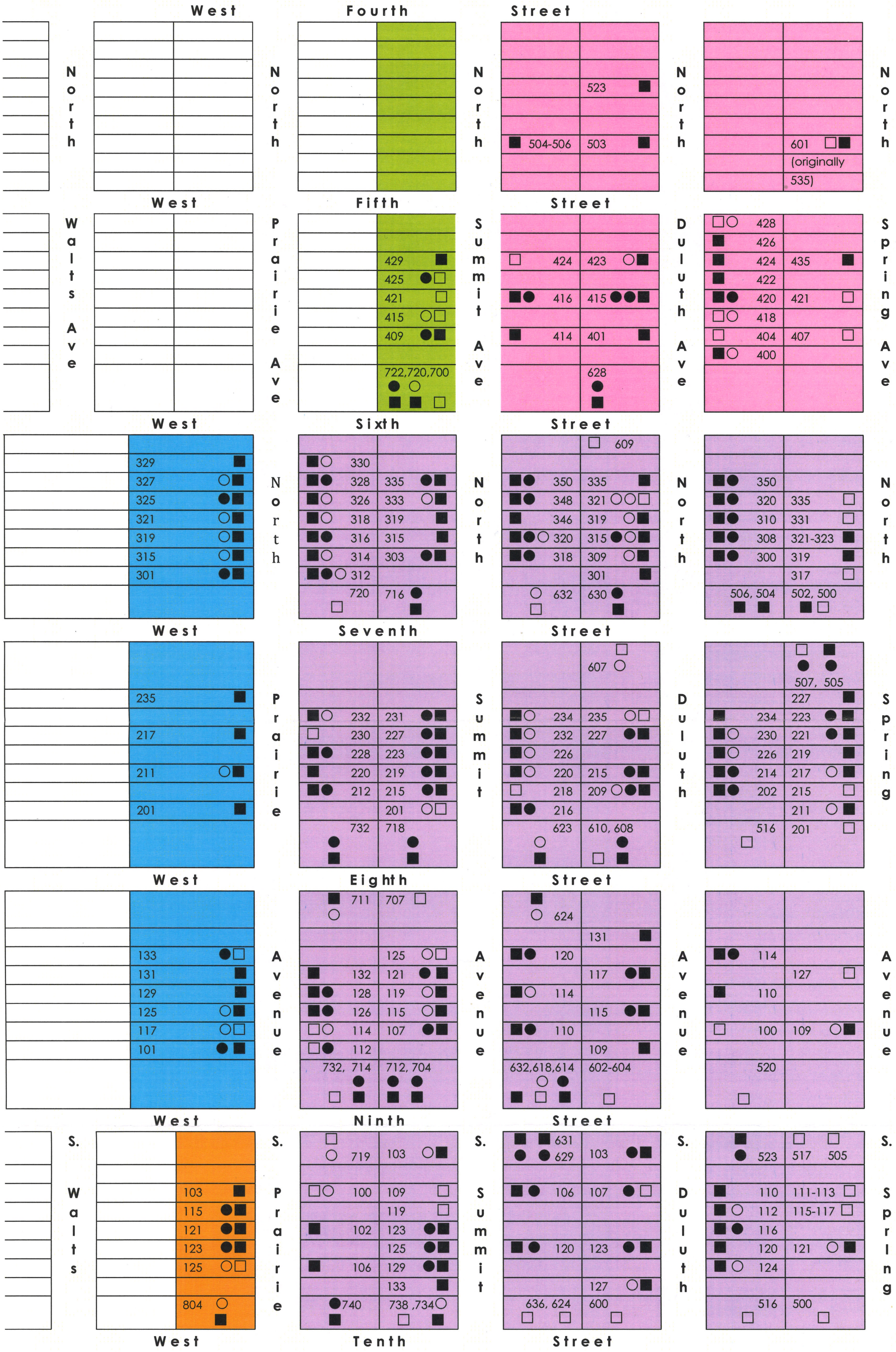
St. Joseph Cathedral
504 North Duluth Avenue
Sioux Falls, SD 57104

500-502 West Ninth Street

Faith Family Church
127 North Spring Avenue
Sioux Falls, SD 57104

* Any demolished properties not listed have no information available at the Office of Equalization.

Sioux Falls Historic District



■ Contributing primary resource □ NC primary resource ● Contributing secondary resource ○ NC secondary resource

	Bennett's 1st Addition		Pettigrew's Addition		Bennett's 2nd Addition		West S.F. Addition	McClellan's Addition