

FINAL REPORT

Reconnaissance Level Survey of the Pettigrew Heights Neighborhood

Sioux Falls, South Dakota

Prepared for the

South Dakota State Historical Society

by

Common Bond Preservation

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ABSTRACT

The area surveyed was part of the Pettigrew Heights neighborhood, a six and a half block area of both commercial and residential resources. The main purpose of the survey was to update information, determine eligibility of the properties in the survey area, and evaluate the area for listing as either an individual historic district or an addition to the Sioux Falls Historic District (SFHD). The project team determined that while an individual District is unlikely, one and a half blocks of the area surveyed should be added to the SFHD. Large portions of the survey area are suffering from serious neglect, with many residences being subdivided in multiple rental units. 61% of current resources, both primary and secondary, are considered contributing.

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INTRODUCTION

This survey report details the reconnaissance-level architectural survey of a portion of the Pettigrew Heights neighborhood in Sioux Falls, South Dakota. A total of six and a half blocks (6 full blocks and the west half of one block) were surveyed during this 2009-2010 project, an area approximately 26 acres in size. 96 primary resources and 53 secondary resources were examined. The area surveyed is directly south and west of the Sioux Falls Historic District, a 1974 National Register District.

The boundaries of the survey area are as follow: start at the southwest corner of West 10th Street and South Spring Avenue; south along Spring Avenue to the northwest corner of South Spring and West 11th Street; west on 11th Street until Menlo Avenue; north two blocks on Menlo Avenue until West 9th Street; east one and a half blocks to the alley between South Walts and South Prairie; south one block to West 10th Street; east three and a half blocks on West 10th Street (south side of street only) until you reach starting point at South Spring Avenue. 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 plans/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 Pettigrew Heights neighborhood sits almost directly west of the downtown core of Sioux Falls, and south of the Sioux Falls Historic District. The boundaries of the survey area are as follow: start at the southwest corner of West 10th Street and South Spring Avenue; south along Spring Avenue to the northwest corner of South Spring and West 11th Street; west on 11th Street until Menlo Avenue; north two blocks on Menlo Avenue until West 9th Street; east one and a half blocks to the alley between South Walts and South Prairie; south one block to West 10th Street; east three and a half blocks on West 10th Street (south side of street only) until you reach starting point at South Spring Avenue.

It was primarily a residential neighborhood of single-family homes, although many have now been subdivided into multiple unit residences. There are several apartment buildings of both modern and historic origin. The mid-block residences are of a similar size and scale, while many of the end lot resources are either significantly larger or smaller.

There are a large number of commercial resources, mostly along West 10th Street, the majority of which are of modern construction. They include numerous office buildings, a take-out restaurant, a car lot and repair shop, and an historic hardware store (now a vacuum repair shop). 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 one-way, five-lane road for the duration of the survey area, before it merges into 12th Street. West 11th Street is also a one-way, five-lane road, although it heads east into downtown Sioux Falls.

Many streets are lined with mature trees, including elms, evergreens, and oaks, that provide a canopy of shade for the homes and sidewalks. This is one of the earliest residential neighborhoods of Sioux Falls, with a mixture of substantial Victorian-era homes that reflect the social and professional standing of their original owners, and more modest dwellings of a smaller size and scale, especially on the west end of the survey area. The architectural styles are slightly less varied than in the adjoining SFHD and are predominantly Queen Anne, Colonial Revival, and Prairie, with a few Shingle, Craftsman, Folk Victorian, and Italianate.

The survey area includes blocks from Bennett's First Addition to the City of Sioux Falls, and Pettigrew's 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 on 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 of 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.

B. Survey Objectives

The main purpose of the survey was to update information, determine eligibility of the properties in the survey area, and evaluate the area for listing as either an individual historic district or an addition to the Sioux Falls Historic District. In addition to determining eligibility and noting any changes or alterations to resources, it was necessary to note secondary structures that were not documented in previous surveys.

C. Survey and Research Processes

The project consisted of a reconnaissance level survey of six and a half blocks (six full blocks and the west half of one block), an area approximately 26 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 travelled 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 a handful of 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 buildings.

Research

As previously mentioned, Project Leader Shannon Papin spent a day at the SHPO in Pierre, gleaning research from their files. A small amount of research was done at the South Dakota State Library in Pierre.

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 into the SHPO for their files.

At least one digital photo, usually more, for each property 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. 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 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. There was, at times, a large amount of suspicious foot traffic in the neighborhood, and the project team was harassed on occasion.

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, 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 hotels.



The average lot size ranges from .15 to .36 of an acre. The oldest resource in the district dates to 1871, a residence at 716 West 11th Street that has unfortunately been remodeled beyond recognition or significance. It served at least part of the time as a boarding house, and the 1897-98 City Directory lists three boarders: Edward E.

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.

Hawkins, W.H. Holt (listed as a farmer), and Mrs. Frank Raymond. In a 1910-1911 City Directory, the residents are listed as Ebon S. Norton, a station agent for Omaha, and his wife Anna. In 1922 and 1927, Virgil A. Bruner (a salesman) and his wife Gertrude are listed as residents. Fred Anderson (former student at Sioux Falls Business College) is also listed as a resident in 1927. Thus, it may have continued as a boarding house into the twentieth century.

Other significant early resources include:

Richard Brown, 209 South Spring Avenue



First occupant of this Queen Anne style residence was D. F. Smith, a sugar broker. After 1901, Richard F. Brown, druggist/owner of Brown Drug Company, occupied the premises. The left (south) side of the front façade has a square bay with a deck roof and a trio of one-over-one windows with wood paneling below. The two-paneled wood and glass front door has sidelights with

a decorative muntin pattern. There is a cross gabled roof with a projecting bay between the two gables and wide enclosed eaves. This bay has been built up and now has a modern shed roof of wood shingles. Additions on the rear appear to be from two separate periods of construction, the most substantial being a garage with an enclosed porch above.

Olaf and Sophia Hanson, 221 South Summit Avenue



Olaf and Sophia Hanson were the original owners of 221 South Summit Avenue. They are listed in the 1910 City Directory - the year the house was built. Olaf owned Hanson Hardware Company. The Hansons continued to live here through at least 1927. The two-story Colonial Revival-style residence with weatherboard siding has a full-width porch. The porch is presently partially enclosed, and has one surviving round wood

column with Ionic capital.

A rare-surviving two-story frame outbuilding, perhaps a servants quarters or kitchen, stands to the rear of the house. Details include five-paneled wood doors, one-over-one sash windows, and a wood frieze with molded cornice.

Interestingly, transoms surmount the doors on the east elevation facing the main house, creating a more refined "facade."

219 South Duluth Avenue



Early occupants of this Prairie-style residence include Lorenzo Adams, a carpenter; Dwight Rice, an engineer for the city; and Dr. T. Y. Stevenson. Charles T. Charnock and wife Rosa are listed as residents in the city directories from 1910 through 1927. He was a county commissioner and realtor. This two and a half story house appears to have been converted into a fourplex. A one-story, full width porch on the front façade has a hipped roof, and the main hipped roof has a gabled dormer with two small windows and decorative brackets. Two wood and glass paneled

doors are evident on the lower level of the front façade as are a trio of one-over-one windows on the second floor of the façade. There is a single brick interior chimney and a one-story canted bay on the left (west) façade. A third entrance is evident immediately behind this bay as well as two additional entrances on the rear façade. There is a three-bay, non-contributing garage at the rear of the property.

Thomas G. Edmison, 702 West 11th Street



Thomas G. Edmison and his wife Florence are listed as residents in the 1910, 1916, and 1922 City Directories. He was the owner of Northrup & Edmison, a real estate and loan company. This two-story brick Italianate building has a low-grade hipped roof and decorative brackets under the eaves.

Windows include one-over-one horizontal, two-over-two vertical, and single paned with

glass transom: all have decorative wood hooded arches and wood frames. There is a brick exterior chimney on the east elevation, and a one-story brick addition with deck roof on the front façade. The recessed entryway has a trio of modern fixed picture windows on either side. There is a one-story brick addition on the rear with a hipped roof and interior chimney. A second rear addition (modern) wraps around the northeast corner of building. The addition has a concrete foundation, horizontal wood siding, flat roof, two trios of one-over-one windows, and a modern door.

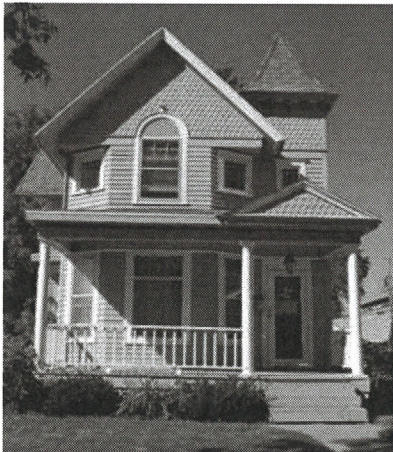
Allan R. Fellows, 220 South Prairie Avenue



Allan and his wife Hattie were the original owners of this Colonial Revival foursquare. He was the Vice President and Manager for the Brown Drug Company. The front façade has a one-story full-length porch with Doric columns as porch supports, simple wood railings, and a dentiled cornice line. There is a horizontal one-over-one single hung window to the left of the front door and a two-over-two fixed pane window with leaded glass to the right. All have wood surrounds. The second story of

the front façade has three one-over-one single hung windows, and the third story has Palladian windows (in gable). Extended cornice lines make all gables look like they have a return. There is a gabled bay at the rear of the right (south) façade that is canted on the first level and square on the upper. An interior brick chimney caps the building.

Andrew O. Huseboe House, 223 South Prairie Avenue
(only building individually listed on the National Register)



The house at 223 South Prairie Avenue was built for Andrew Huseboe, who migrated from Wisconsin in the 1880s. Andrew worked as a clerk in a local men's store. He purchased a "tree claim" in Lincoln County, selling it later for a sizable profit. Andrew returned to Sioux Falls with his wife Henrietta around 1900 and worked in local haberdasheries. The Huseboes lived in the house until their deaths in the 1950s (previous survey).

The Huseboe House is a handsome two-story Queen Anne-style house with weatherboard siding and decorative wood shingles in the gables. A full-width porch with round wood columns, simple balustrade, dentiled cornice, and pedimented entry spans the facade. A square tower at the northeast corner, clad in shingles, includes overhanging eaves accented by carved wood brackets and a pyramidal roof. The fenestration patterns include one-over-one, multi-pane, and transomed windows with leaded glass, all set in heavy wood surrounds. The gables feature a centered arched window with fanlight. A period, frame one-bay garage stands to the rear.

Dovolos House, 205-207 South Duluth Avenue



The 1922 and 1927 directories show Cosmos and Grace Dovolos as living here. The Dovolos Brothers (James & Cosmos) owned the Sugar Bowl, a confectionary on South Phillips. It appears that James and his wife Mary also resided here.

The Dovolos House is a two-story Queen Anne-style dwelling with weatherboard siding and cross-gabled roof with decorative wood shingles in the gables. The entry porch has simple wood posts, railing, exposed rafter tails, and knee braces. The dwelling is now a duplex and has two single-leaf

wood and glass doors on the façade. An oriel bay extends from the south elevation.

While Pettigrew Heights was a solid middle-class neighborhood, it did not have as many illustrious residents and significant houses as the nearby Sioux Falls Historic District. There is a pattern of Pettigrew Heights residents moving across West 10th street to the more prestigious SFHD as their lives and professions progressed. Examples include:

Charles Fantle, Jr. who lived at 216 South Summit in 1897. By 1916, he is owner and operator of "Fantle Brothers Department Store," one of the most successful retail outfits in South Dakota, and has moved to 631 West 9th Street with his wife Lillie.

Jesse J. Roberts, who in 1916 was a manager at D.F. Baker & Company, and lived with his wife Cora at 215 South Walts Avenue. By 1922, he owned his own real estate, loans, and insurance company (J.J. Roberts Realty Co.) and had moved to 112 North Prairie Avenue.

SURVEY RESULTS

The survey work yielded a variety of results in both condition and type of resources. While the dates of construction are nearly identical to those in the adjoining SFHD, the range in size and scale of residences in the Pettigrew Heights is greater. In general, the houses of Pettigrew Height are less sophisticated interpretations of style than examples found in SFHD.

There are 96 primary resources within the survey area, of which 63 are considered contributing (66%). There are 53 secondary resources, of which 28 are considered contributing (53%). Combined, that is a contributing resource rate of 61%. The project team established a period of significance of circa 1870 to 1925, with 83% of the primary resources being built within this period. Interestingly enough, there is only one structure erected between 1925 and 1948, a statement of how strongly the depression affected this more working-class neighborhood (versus nine new residences in the SFHD during this same time period).

With West 10th Street as a major artery that divided the survey area, very little cohesion remains between the resources north of West 10th Street and the resources in the "island" between West 10th and West 11th Streets. When discussing survey results, it seems more appropriate to evaluate them as separate entities, and the contributing ratio of properties (primary only) north of West 10th Street is much higher (80%) than those south of West 10th (59%). While the construction period and many of the styles are the same, the resources north of West 10th are, on the whole, in much better condition and more refined in style. Their scale is similar in nature and there are few modern commercial resources.

Common Bond Preservation recommends the inclusion of this one and a half blocks at the northeastern boundary of the survey area into the adjoining Sioux Falls Historic District: the 100 block of South Walt between West 9th and West 10th Streets, both sides; and the 100 block of South Menlo between West 9th and 10th Streets, east side. The original boundary of the SFHD included one (half) block of Pettigrew's Addition, as is this area north of West 10th Street. There is a slightly more working-class story to these few blocks than some of the more grand Avenues at the heart of the Sioux Falls Historic District, but they do historically and geographically belong together, and are of the same period of significance.

Time has not been as kind to the resources in the "island", and nearly all the original buildings on the south side of 10th Street have been replaced by modern construction. The interiors of blocks retain more integrity, although there is a high

degree of systemic neglect of building fabric and general upkeep. The houses in this area were originally somewhat removed from the SFHD by the bustle of West 10th Street, and that division has only worsened with time. While the contributing rate of all resources in this area is above half (55%), there does not seem to be enough cohesion to warrant a district of its own.

Large portions of the survey area are suffering from serious 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. There also appears to be a large number of buildings with a single owner throughout the survey area, which raises red flags in terms of planned development that may further endanger historic resources.

FURTHER SURVEY NEEDS

The area surveyed only represents part of the entire Pettigrew Heights neighborhood, and it would be advisable to appraise the resources between West 10th Street and West 11th Street in association with the rest of the neighborhood south of 11th Street. While they do not fit with the SFHD and are not significant enough for their own district, it is possible that they would fit at the north end of a larger Pettigrew Heights historic district. We do have concerns though that the same "island" effect would be a problem, as West 11th Street is a similarly active and dividing street. The National Register tends to like firm boundaries, and major streets such as West 10th and 11th usually serve as cut-off points. There will likely need to be additional resources to strengthen the case for an historic district, but that angle is worth further survey and examination.

LIST OF PROPERTIES AND STATUS

<u>Property Address</u>	<u>Date of Construction</u>	<u>Status</u>	<u>Outbuilding Status</u>
209 South Spring Avenue	1878	C	
213 South Spring Avenue	1937	C	NC
217 South Spring Avenue	1949	NC	NC
205-207 South Duluth Avenue	1896	C	
210 South Duluth Avenue	1913	C	C
215 South Duluth Avenue	1876	NC	NC
216 South Duluth Avenue	1991	NC	NC
219 South Duluth Avenue	1876	C	NC
223 South Duluth Avenue	1876	C	C
225 South Duluth Avenue	1880	C	NC
227 South Duluth Avenue	1892	NC	C
228-230 South Duluth Avenue	1920	C	
232 South Duluth Avenue	1908	C	
233 South Duluth Avenue	1925	NC	NC
201-203 South Summit Avenue	1903	C	
207 South Summit Avenue	1908	NC	
209 South Summit Avenue	1924	C	C
215 South Summit Avenue	1893	C	C
216 South Summit Avenue	1890	C	C
217 South Summit Avenue	1965	NC	
218 South Summit Avenue	1896	C	
219 South Summit Avenue	1890	C	NC
220-220 ½ South Summit Avenue	1898	C	
221 South Summit Avenue	1910	C	C
222 South Summit Avenue	1913	C	NC
201 South Prairie Avenue	1916	C	C
203 South Prairie Avenue	1908	C	NC
205 South Prairie Avenue	1923	C	C
210 South Prairie Avenue	1903	C	
215 South Prairie Avenue	1905	NC	NC
216 South Prairie Avenue	1893	C	
218 South Prairie Avenue	1892	C	
219 South Prairie Avenue	1901	NC	C
220 South Prairie Avenue	1910	C	
223 South Prairie Avenue	1913	C	C
101 South Walts Avenue	1919	C	
103 South Walts Avenue	1888	C	NC
107 South Walts Avenue	1916	C	

<u>Property Address</u>	<u>Date of Construction</u>	<u>Status</u>	<u>Outbuilding Status</u>
108 South Walts Avenue	1875	C	
109 South Walts Avenue	1914	C	NC
112 South Walts Avenue	1913	C	
115-117 South Walts Avenue	1890	C	C
118 South Walts Avenue	1912	NC	NC
119 South Walts Avenue	1890	C	C
120 South Walts Avenue	1880	C	
208 South Walts Avenue	1900	C	
216 South Walts Avenue	1890	NC	NC
220 South Walts Avenue	1900	NC	
224 South Walts Avenue	1900	C	
110 South Menlo Avenue	1921	C	C
112 South Menlo Avenue	1907	C	C
116 South Menlo Avenue	1913	C	NC
118 South Menlo Avenue	1914	C	NC
817 West Ninth Street	1914	NC	
819 West Ninth Street	1913	C	C
831 West Ninth Street	1895	NC	C
909 West Ninth Street	1921	C	C
911 West Ninth Street	1885	NC	C
933 West Ninth Street	1902	C	
507 West Tenth Street	1960	NC	
517 -519 West Tenth Street	1953	NC	
523 West Tenth Street	1993	NC	NC
601 West Tenth Street	1962	NC	
627 West Tenth Street	1948	NC	
735 West Tenth Street	1888	C	NC
737 West Tenth Street	1999	NC	
808 West Tenth Street	1902	C	C
809 West Tenth Street	1983	NC	NC
810 West Tenth Street	1900	C	NC
818 West Tenth Street	1897	C	C
824 West Tenth Street	1912	C	C
825 West Tenth Street	1971	NC	
900 West Tenth Street	1915	C	C
901 West Tenth Street	2007	NC	
906 West Tenth Street	1884	NC	
910 West Tenth Street	1914	C	
916 West Tenth Street	1890	NC	
918 West Tenth Street	1910	C	C
921 West Tenth Street	2007	NC	

<u>Property Address</u>	<u>Date of Construction</u>	<u>Status</u>	<u>Outbuilding Status</u>
924 West Tenth Street	1890	C	NC
512 West Eleventh Street	1902	C	
514-516 West Eleventh Street	1908	C	C
612 West Eleventh Street	1876	NC	NC
622 West Eleventh Street	1903	C	C
624 West Eleventh Street	1903	C	
702 West Eleventh Street	1875	NC	NC
706 West Eleventh Street	1910	C	
716 West Eleventh Street	1871	NC	NC
720 West Eleventh Street	1917	C	
724 West Eleventh Street	1919	C	
800-802 West Eleventh Street	1954	NC	
816 West Eleventh Street	1900	NC	
818 West Eleventh Street	1900	C	C
820-822 West Eleventh Street	1908	C	C
824 – 826 West Eleventh Street	1907	C	
900 West Eleventh Street	2006	NC	

Demolished Buildings:

223 South Spring Avenue
201 South Walts Avenue
211 South Walts Avenue
917 West Tenth Street

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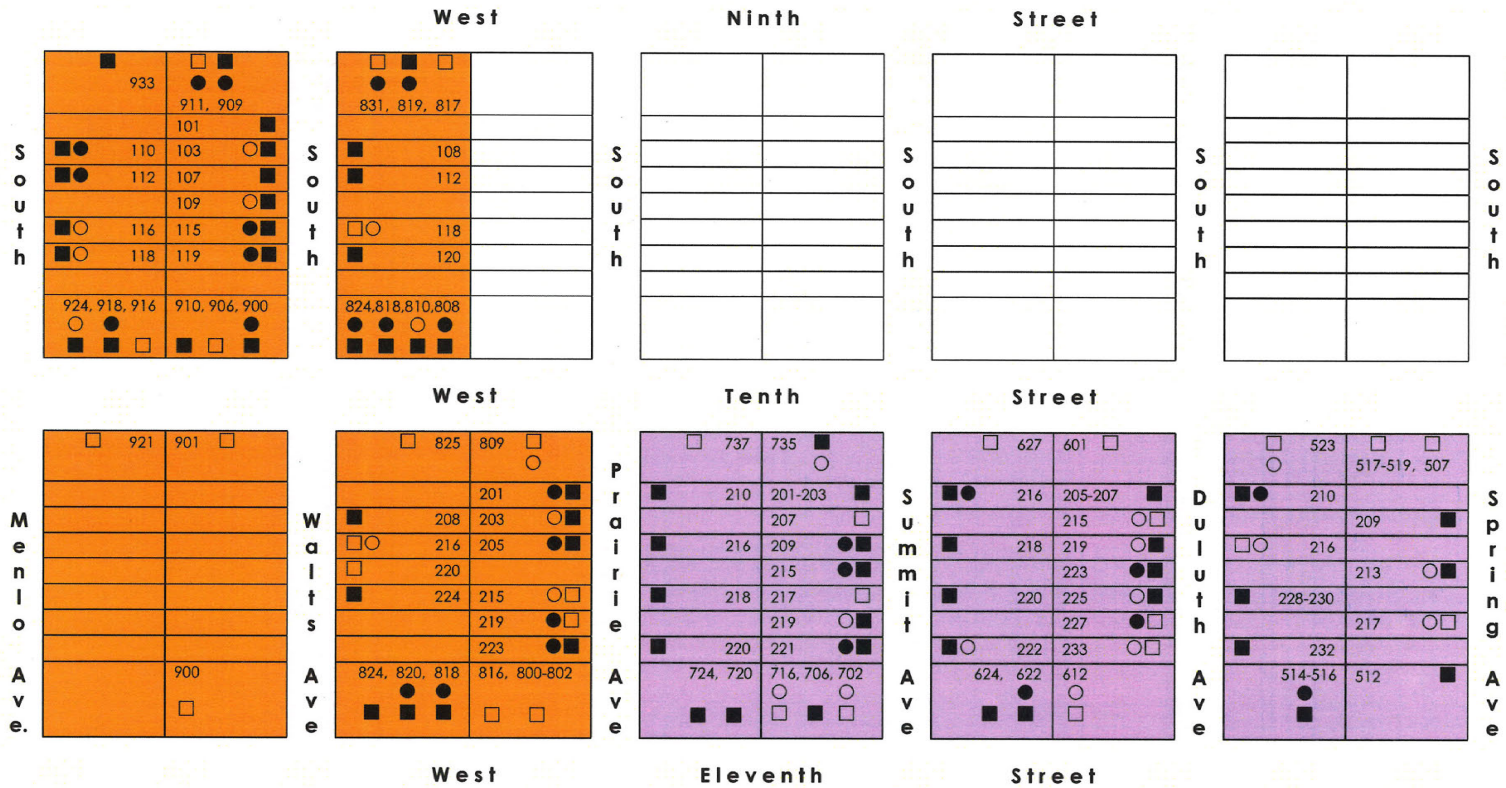
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Survey of Pettigrew Heights
Common Bond Preservation, 2009-2010



■ Contributing primary resource □ Non-contributing primary resource ● Contributing secondary resource ○ Non-contributing secondary resource

Bennett's 1st Addition	Pettigrew's Addition
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List of Property Owners

209 South Spring Avenue

Bernardo Cuevas
209 South Spring Avenue
Sioux Falls, SD 57104

213 South Spring Avenue

Nona Bechtold
2021 South Covell Avenue
Sioux Falls, SD 57105

217 South Spring Avenue

Sioux Empire Community Dev.
6100 South Old Village Place
Sioux Falls, SD 57108

205-207 South Duluth Avenue

Boulevard Investments
5829 West King Aruthur Drive
Sioux Falls, SD 57106

210 South Duluth Avenue

Wm & Jackie Ferguson
5208 South Sarmar
Sioux Falls, SD 57106

215 South Duluth Avenue

Bldv. Investments II, LLC
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

216 South Duluth Avenue

BQM LLP, c/o Monty Miller
216 South Duluth Avenue
Sioux Falls, SD 57104

219 South Duluth Avenue

Bldv. Investments II, LLC
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

223 South Duluth Avenue

Bldv. Investments II, LLC
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

225 South Duluth Avenue

Bldv. Investments II, LLC
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

227 South Duluth Avenue

Boulevard Investments
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

228-230 South Duluth Avenue

Carl & Judy Jansma
2601 East Marson Drive
Sioux Falls, SD 57103

232 South Duluth Avenue

Boulevard Investments
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

233 South Duluth Avenue

Danielle Merrow
5829 West King Arthur Drive
Sioux Falls, SD 57106

201-203 South Summit Avenue

Holy Spirit Assoc for Unification
1000 SE 5th Street
Minneapolis, MN 55414

207 South Summit Avenue

Wade Vermeersch
207 South Summit Avenue
Sioux Falls, SD 57104

209 South Summit Avenue

Lowell Daniels
209 South Summit Avenue
Sioux Falls, SD 57104

215 South Summit Avenue

Jeffrey & Sandra Wardell
215 South Summit Avenue
Sioux Falls, SD 57104

216 South Summit Avenue

Brenda S. Lawrence
216 South Summit Avenue
Sioux Falls, SD 57104

217 South Summit Avenue

East & Souter Rental LLC
707 W 11th Street
Sioux Falls, SD 57104

218 South Summit Avenue

Federal National Mortgage Assoc.
1 South Wecker Drive
Chicago, IL 60606

219 South Summit Avenue

Boulevard Investments
300 North Dakota Ave., Suite 210
Sioux Falls, SD 57104

220 South Summit Avenue

Mark T. & Michelle L. Covrig
805 West Sterling Circle
Sioux Falls, SD 57108

221 South Summit Avenue

Danielle Merrow
5829 West King Arthur Drive
Sioux Falls, SD 57106

222 South Summit Avenue

Cesario D. & Jose A. Callejas
222 South Summit Avenue
Sioux Falls, SD 57104

205 South Prairie Avenue

Autum Entenman
2722 South Avondale Court
Sioux Falls, SD 57100

216 South Prairie Avenue

Sayd Abdul Qader & Eva Sadat
216 South Prairie Avenue
Sioux Falls, SD 57104

220 South Prairie Avenue

Joe J. Kraljic & Margary Morrow
220 South Prairie Avenue
Sioux Falls, SD 57104

103 South Walts Avenue

Eileen Schnell
103 South Walts Avenue
Sioux Falls, SD 57104

109 South Walts Avenue

Linda Nolen
109 South Walts Avenue
Sioux Falls, SD 57104

118 South Walts Avenue

Marilyn D. Collins
118 South Walts Avenue
Sioux Falls, SD 57104

208 South Walts Avenue

Linda Collins, same
208 South Walts Avenue
Sioux Falls, SD 57104

201 South Prairie Avenue

Suzanne McNeil
201 South Prairie Avenue
Sioux Falls, SD 57104

210 South Prairie Avenue

Scott Newman
2029 South Dakota Avenue
Sioux Falls, SD 57105

218 South Prairie Avenue

Lawrence & Dorothy Farland
P.O. Box 986
Sioux Falls, SD 57101

223 South Prairie Avenue

Kristy Hinds
223 South Prairie Avenue
Sioux Falls, SD 57104

107 South Walts Avenue

Julie Plumhoff & Jane Baarstad
107 South Walts Avenue
Sioux Falls, SD 57104

112 South Walts Avenue

Jonell R. Jones
112 South Walts Avenue
Sioux Falls, SD 57104

119 South Walts Avenue

Diann Burwell
119 South Walts Avenue
Sioux Falls, SD 57104

216 South Walts Avenue

DLC Holdings LLC
908 West 11th Street
Sioux Falls, SD 57104

203 South Prairie Avenue

Judy Schwartz
203 South Prairie Avenue
Sioux Falls, SD 57104

215 South Prairie Avenue

James Kock
2525 South Main Avenue
Sioux Falls, SD 57105

219 South Prairie Avenue

Geraldine Tow
219 South Prairie Avenue
Sioux Falls, SD 57104

101 South Walts Avenue

Mark & Sonya Lietha
101 South Walts Avenue
Sioux Falls, SD 57104

108 South Walts Avenue

Patricia A. Garity
108 South Walts Avenue
Sioux Falls, SD 57104

115-117 South Walts Avenue

Richard Smith & Russell Smith
27083 Kerslake Place
Tea, SD 57064

120 South Walts Avenue

Bernard G. Muller
120 South Walts Avenue
Sioux Falls, SD 57104

220 South Walts Avenue

Jeffrey L. Koch
220 South Walts Avenue
Sioux Falls, SD 57104

224 South Walts Avenue

Jerry & Marilyn Cochrun
310 South Wayland Avenue
Sioux Falls, SD 57103

116 South Menlo Avenue

Mario Chiarello & Karla Nipp
116 South Menlo Avenue
Sioux Falls, SD 57104

819 West Ninth Street

Jennifer R. McCrae
819 West 9th Street
Sioux Falls, SD 57104

911 West Ninth Street

Shawn & Stephanie Foy
830 West 9th Street
Sioux Falls, SD 57104

517-519 West Tenth Street

Charles J. & Heather Gustafson
705 East Ridge Road
Sioux Falls, SD 57105

627 West Tenth Street

Sehr Rentals LLC
1119 West 10th Street
Sioux Falls, SD 57104

808 West Tenth Street

Jacob Tvedt
808 West 10th Street
Sioux Falls, SD 57104

818 West Tenth Street

Dean A. & Denise M. Gjertson
620 North Rose Avenue
Tea, SD 57064

110 South Menlo Avenue

Joseph Hagemeyer
110 South Menlo Avenue
Sioux Falls, SD 57104

118 South Menlo Avenue

Said & Andja Terzic
118 South Menlo Avenue
Sioux Falls, SD 57104

831 West Ninth Street

Lincoln Duncan
825 West Eighth Street
Sioux Falls, SD 57104

933 West Ninth Street

Mary Jo Bertsch
933 West 9th Street
Sioux Falls, SD 57104

523 West Tenth Street

Charles J. & Heather Gustafson
705 East Ridge Road
Sioux Falls, SD 57105

735 West Tenth Street

Vergil & Delore Benz Living Trust
4900 East Grant Street
Sioux Falls, SD 57110

809 West Tenth Street

Franklin Alvine
6311 South Calico Place
Sioux Falls, SD 57108

824 West Tenth Street

Ted & Bonnie Lambertus
2625 210th Avenue
Milford, IA 51351

112 South Menlo Avenue

Amber Hodgson
112 South Menlo Avenue
Sioux Falls, SD 57104

817 West Ninth Street

Mary K. Bakker
817 West 9th Street
Sioux Falls, SD 57104

909 West Ninth Street

Eric J. Unzicker & Craig J. Dolan
909 West 9th Street
Sioux Falls, SD 57104

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S,G & S Rentals
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601 West Tenth Street

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12455 Ridgedale Ave., Suite 103
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737 West Tenth Street

Ronald Sanby & Jerald Sanby
737 West 10th Street, Suite 104
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810 West Tenth Street

Jeffrey Hofer & Lori Hoefker
810 West 10th Street
Sioux Falls, SD 57104

825 West Tenth Street

Bryaim LLC
27058 Southeastern Avenue
Sioux Falls, SD 57108

900 West Tenth Street

Kenneth Halbritter
900 West 10th Street
Sioux Falls, SD 57104

901 West Tenth Street

DLC Holdings LLC
908 West 11th Street
Sioux Falls, SD 57104

906 West Tenth Street

Gregory P. Miller
910 West Tenth Street
Sioux Falls, SD 57104

910 West Tenth Street

Danielle Merrow
5829 West King Arthur Drive
Sioux Falls, SD 57106

916 West Tenth Street

Shane V. Sejnoha
204 West Chickory
Brandon, SD 57005

918 West Tenth Street

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

921 West Tenth Street

DLC Holdings LLC
908 West 11th Street
Sioux Falls, SD 57104

924 West Tenth Street

DLRS Properties LLC
27598 479th Avenue
Harrisburg, SD 57302

512 West Eleventh Street

Paul H. Linde
2329 Crestwood Road
Sioux Falls, SD 57105

514-516 West Eleventh Street

Greg Vanderwel
142 Biscayne Avenue
Tampa, FL 33606

612 West Eleventh Street

Danielle Merrow
5829 West King Arthur Drive
Sioux Falls, SD 57106

622 West Eleventh Street

Negist & Abraham Sandel Alemn
4612 South Louise Avenue
Sioux Falls, SD 57106

624 West Eleventh Street

Negist & Abraham Sandel Alemn
4612 South Louise Avenue
Sioux Falls, SD 57106

702 West Eleventh Street

Danielle L. Merrow
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706 West Eleventh Street

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716 West Eleventh Street

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5829 West King Arthur Drive
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720 West Eleventh Street

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5829 West King Arthur Drive
Sioux Falls, SD 57106

724 West Eleventh Street

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300 North Dakota Ave., Suite 210
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800-802 West Eleventh Street

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816 West Eleventh Street

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Sioux Falls, SD 57103

818 West Eleventh Street

Jean Scott AKA Jean Wasserman
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Sioux Falls, SD 57103

820-822 West Eleventh Street

Michael Doop
P.O. Box 91141
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824-826 West Eleventh Street

Jerry & Marilyn Cochrun
826 West 11th Street
Sioux Falls, SD 57104

900 West Eleventh Street

DLC Holdings LLC
908 W 11th Street
Sioux Falls, SD 57104

DEMOLISHED PROPERTIES*

223 South Spring Avenue

11th & Minnesota Partners, c/o
Les Scherschligt
P.O. Box 5113
Sioux Falls, SD 57117

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