
RECONNAISSANCE LEVEL

ARCHITECTURAL SURVEY

Pendar Lane Neighborhood
Sioux Falls, South Dakota

Prepared for:

The City of Sioux Falls

and

The Sioux Falls Board of Historic Preservation

Prepared by:



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ABSTRACT

At the behest of the City of Sioux Falls and the Sioux Falls Board of Historic Preservation, Common Bond Preservation (CBP) completed a reconnaissance level architectural survey of the Pendar Lane neighborhood in Sioux Falls, South Dakota. The goal of the project was to update information and clarify eligibility on previously surveyed properties, gain an understanding of the nature of unsurveyed architectural resources in the neighborhood, and evaluate the potential for an historic district. All properties were recorded on an Historic Sites Inventory Reconnaissance Form and documented through digital photography.

At project completion, 285 resources were surveyed. All surveyed properties were of a residential nature, mostly single family dwellings, with five multiple family dwellings surveyed (duplexes). The project team evaluated the integrity of these properties and identified potentially significant resources for inclusion in the National Register of Historic Places, on both an individual and district level.

The majority of the resources date to the first half of the twentieth century, are vernacular in nature, and retain a high degree of integrity. The neighborhood is in very good condition with the historic residences being highly prized and well treated. At survey completion, 24 resources are considered individually eligible for the National Register of Historic Places and 195 are considered contributing to an historic district with a period of significance of 1890 – 1951 (68%).

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INTRODUCTION

This report details a reconnaissance-level architectural survey of the Pendar Lane neighborhood in Sioux Falls, South Dakota conducted by Common Bond Preservation (CBP) for the City of Sioux Falls and the Sioux Falls Board of Historic Preservation. The goal of the project was to gain an understanding of the architectural resources of the entire neighborhood through a windshield survey and evaluate potential for a National Register historic district.

The survey area is bounded on the north by East 26th Street; on the south by East 33rd Street; on the east by South 4th Avenue; and on the west by South Phillips Avenue. It is immediately contiguous to the McKennan Park Historic District, which lies on the other side of East 26th Street, and adjacent to the Hayes Historic District, which lies to the northwest on the opposite sides of East 26th Street and South Phillips 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 June 8, 2013 and June 14, 2013. A total of approximately 23 blocks were surveyed during the project, an area approximately 86 acres in size. Altogether, 285 resources were examined and documented; 27 of which had previously been surveyed.

The project team consisted of Shannon L. Papin and Kimberly A. Parker from CBP. Ms. Papin was responsible for survey fieldwork, research, and preparation of the survey report, while Ms. Parker participated in survey fieldwork and research. Both Ms. Papin and Ms. Parker meet or exceed the qualifications described in the Secretary of the Interior's Professional Qualifications Standards. The survey was conducted following the guidelines outlined in the South Dakota Historical Resource Survey Manual.

All survey information has been entered into the database of the South Dakota State Historical Society and copies of all digital photographs have been given to the City of Sioux Falls Planning Division and the South Dakota State Historical Society. Original field notes have been kept by CBP.

SETTING

The Pendar Lane neighborhood lies approximately a mile south of the historic commercial core of Sioux Falls. Phillips Avenue, the western boundary of the survey area, has always been an important thoroughfare in Sioux Falls and remains a direct route to the downtown area. There is a slight south to north slope in the survey area (from East 33rd Street to East 26th Street) and with the exception of Pendar Lane, all streets run on the typical grid pattern found throughout Sioux Falls.

It is a residential neighborhood of mostly single-family homes, both presently and historically. There are a handful of duplexes, the majority of which were converted from single-family residences. The closest retail cluster lies approximately four blocks to the west on Minnesota Avenue.

It is a verdant district with a plethora of elms, maples, and evergreens, 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.

The district includes blocks from Hunter's Addition to the City of Sioux Falls (1890) and the Maplewood Park Addition (1933).

SURVEY METHODOLOGY

A. Personnel Qualifications

Shannon L. Papin

Shannon L. Papin has over fifteen years of professional experience in architectural history and survey, historic preservation planning, policy and economics, and heritage tourism. She has worked at the local, state, and federal levels, and her rich and varied work history offers a valuable perspective on historic preservation projects and a strong background in communications, research, and writing. She has a B.A. in English from Rhodes College in Memphis, TN and an M.A. in Historic Preservation from George Washington University in Washington, DC.

As Director of Communications and State Services for the National Conference of State Historic Preservation Officers (NCSHPO) in Washington, DC, Ms. Papin served as the primary liaison and resource for all fifty-nine State Historic Preservation Offices. She represented NCSHPO to Congress, the administration, and the federal government as well as the press, partner organizations and general public. She worked extensively with the National Park Service, the Advisory Council on Historic Preservation and numerous other federal agencies, and served on task forces dealing with the Section 106 review process, the Secretary of the Interior Standards for Rehabilitation of Historic Buildings, and National Register Criteria and Processes. Through this work, as well as from the multiple nominations she has written herself, including individual, district and multiple property documentation forms, she is extremely knowledgeable about the National Register processes.

Ms. Papin served as a consulting historian on urban and master plans for Bowie, Maryland; Bayard and Santa Clara, NM; Las Vegas, NM; Silver City, NM; and the Los Duranes neighborhood in Albuquerque, NM; and on redevelopment plans for the El Raton Theater in Raton, NM and the YAM Theatre in Portales, NM. She has worked on numerous architectural surveys in DC, Maryland, New Mexico, and South Dakota, including serving as Project Manager on county-wide surveys of 300+ resources with an associated survey report. She has consulted extensively for the National New Deal Preservation Association and serves as the on-call historian for the NM Office of Archaeological Services. 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.

Kimberly A. Parker

Kimberly Parker is an Architectural Historian/Historian. She has a B.A. in History from the University of New Mexico and over ten years of experience completing architectural history survey work and conducting archival research projects. She is listed as a Historian in the New Mexico SHPO Directory of Qualified Supervisory Personnel, has been approved for project work by the Idaho Transportation Department, and meets the Secretary of Interior Standards. A sample of projects she has worked on include the year-long Cambray Bridge Mitigation Project for the replacement of Bridge 1705 in Luna County, New Mexico; documentation of the historic built environment along U.S. 56 in Clayton, New Mexico, including in-depth documentation of several sections of Works Progress Administration sidewalks; architectural building surveys for the Idaho Transportation Department and archival research on an abandoned mine in the Idaho panhandle. She has assisted in the completion of National Register nomination forms, most recently a multiple property documentation form for archaeological sites connected with historic homesteading near the Delaware River in Eddy County, NM.

Ms. Parker is a GIS Specialist with numerous years of experience in creating project area maps identifying historic properties and potential historic districts. She is also well versed in the creation of reader-friendly documents, such as brochures, posters, and other documents to be used for public outreach.

B. Survey Dates

CBP was notified of project award on May 9, 2013. All required contract signatures were obtained by May 15, 2013 and work commenced at that point. Project Manager Shannon Papin and team member Kimberly Parker arrived in Sioux Falls for research and fieldwork on June 7th, 2013 and continued through June 14th.

C. Survey Objectives

The project objective was to gain an understanding of the architectural resources of the neighborhood through a windshield survey and evaluate eligibility for the National Register of Historic Places from both an individual and district perspective. In addition to documenting and determining eligibility for properties within the survey area, it was necessary to come up with recommendations regarding a period of significance for a potential district.

D. Survey and Research Processes

Orientation/Organization

Prior to beginning fieldwork, Project Manager Shannon Papin reviewed maps of the survey area, re-familiarized herself with both the *South Dakota Historic Resource Survey Manual* and "Architectural History in South Dakota" and reviewed survey forms for the twenty-seven previously surveyed properties. Digital Sanborn maps of the neighborhood (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.

Fieldwork

Fieldwork commenced on June 8, 2013 with an initial windshield survey that yielded a complete list of structures to be surveyed. 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; multiple digital photographs 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 tours of residences. Universal Transverse Mercator (UTM) coordinates were recorded for all sites.

Research

In Sioux Falls, research was immediately begun at the Office of Equalization (Minnehaha County Administration Building), which yielded both dates of construction and property owner information. 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 entering the survey information into the online database of the South Dakota SHPO. This was done by the project team during late June and early July of 2013. Odds and ends of additional or corrected data were entered after this point. The information was reviewed by the State Historic Preservation Office, and property status was confirmed or changed at this point.

At least one digital photo for each property, usually more, was selected and labeled according to SHPO specifications. All photos were organized and uploaded onto a compact disc, which is included within this report.

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

E. Evaluation of survey results

On the whole, the survey was very successful. The week spent walking the neighborhood, meeting residents, and researching provided the survey team with the time necessary to successfully evaluate each resource from an architectural and historical standpoint.

Difficulties encountered included mature trees that made some photography difficult and construction that made evaluation of two resources slightly convoluted. Of the 27 properties previously surveyed, all were successfully resurveyed.

RELEVANT BACKGROUND INFORMATION

The area now known as Sioux Falls, South Dakota has been a popular settlement spot for over 1,500 years, owing to its location on the Big Sioux River as well as the surrounding high bluffs. It has been continuously inhabited by the indigenous peoples of the Americas from circa 500 A.D.ⁱ until the 1850s, at which time the Lakota Indians were forced to cede the territory in a series of treaties. While French explorers and fur traders were known to have traversed the area, it was first inhabited by European settlers and their descendants in 1856 when the Western Land Company of Dubuque, Iowa laid claim to 320 acres immediately adjacent to the falls. The Dakota Land Company of St. Paul, Minnesota arrived shortly thereafter in the spring of 1857 and claimed an additional 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. These tensions culminated with the U.S. Government-Dakota war of 1862, after the Dakota Territory was officially organized in March of 1861 with William Jayne as Governor. 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 body in 1883. Like many western boomtowns, Sioux Falls was transformed by the arrival of the railroad and five rail connections to the east coast, growing to a population of just over 10,000 by 1890.

The first residences in what would become the Pendar Lane neighborhood were built at this time. The u-shaped area was platted and recorded as "Hunter's Addition" in June of 1887, the same year a street railroad began operations from downtown Sioux Falls, allowing for workers to take residence in more outlying areas. The 23 block section immediately to the south of the Sioux Falls city limits was named after Henry R. Hunter (and his wife Mary H. Hunter), a prominent Sioux Falls real estate professional who was party to the settlement along with John W. and Ella Hutchison, Dan and Augusta H. Scott, and John and Jennie Hornick. The Hunters were the first residents of the neighborhood in 1889, with an address on 2nd Avenue listed in an 1889-1890 Polk's City Directory. Hunter's Addition is referenced for the first time the following year, in an 1890 – 1891 directory, listing street names such as Ash Street, Elm Street, Hornick Street, Hutchison Street, Scott Street, and Vine Street. Interestingly enough, the Hutchisons and the Scotts never become residents of the neighborhood, retaining residences at 622 South First Avenue and 209 East 14th Street

respectively, while the Hornicks appear to never have been residents of Sioux Falls.

The area gained the nickname “Hunter’s Grove” by the late 1890s, but it remained sparsely populated until circa 1915 when the expansion of the electric trolley system made it more easily accessible. The neighborhood became further integrated into Sioux Falls in 1916, with the changing of street names to reflect its connection to the rest of the city: Ash became 28th Street; Elm became 31st Street; and Hunter Street itself became 26th Streetⁱⁱ. The population of Sioux Falls doubled between 1900 and 1920 from 10,266 to 25,202ⁱⁱⁱ, and the need for new homes was reflected in Pendar Lane’s continued development.

Early residents of the neighborhood were a mix of prominent citizens and everyday workers of Sioux Falls, and the scale and style of the residential architecture varies greatly as a result. A 1917 City Directory lists J.F Smith, the General Manager, Secretary and Treasurer of the Brown Hardware and Drug Company at 2116 South Phillips Avenue, while Deidrich C. Frank, a clerk at the same company, lived a few blocks away at 107 East 26th Street. The simple gabled cottages at 2301 and 1815 South 4th Avenue date to 1920 and 1922 respectively, as do the highly stylized Craftsman Bungalow at 1903 South 1st Avenue and the sprawling Prairie style residence at 2024 South 1st Avenue.

In 1924, the Sioux Falls Journal printed “Know and Grow with Sioux Falls and South Dakota” a promotional booklet that included a brief history of the city, numerous articles on successful businesses, and multiple references to the roads and highways of the region.^{iv} The rise of the automobile during this period helped make workers more mobile, and the amenities of downtown Sioux Falls were still easily accessible despite urban expansion. Car ownership became an extension of the American dream, and builders and architects began incorporating garages into house plans in the Pendar Land neighborhood and throughout America.

The stock market crash of 1929 and the ensuing depression had a chilling effect on development and growth in Sioux Falls and throughout the nation. While publically funded construction and federal relief programs such as the Public Works Administration, the Civilian Conservation Corporation, and the Works Progress Administration would change the infrastructural landscape of South Dakota, privately funded construction projects were nearly non-existent during this period. In 1933, the depression’s low point, only a quarter of a million dollars of new construction occurred in the city.^v

Remarkably, the Pendar Lane neighborhood was somewhat immune to this slump with seven new homes being built in the neighborhood in 1931 and six in

1932. The Maplewood Park Addition was recorded in 1933, filling in the center of the original u-shaped Hunter's Addition and completing the neighborhood expansion. After a lull in the mid-1930s, residential development in Sioux Falls rebounded and nowhere was this more evident than in the Pendar Lane area. While many adjacent neighborhoods such as McKennan Park saw growth during this period, their glory days were past. Pendar Lane, on the other hand, was a center of activity. A pictorial supplement to the Daily Argus Leader in February of 1937 overflowed with pictures of new residences in the neighborhood, as well as ads for designers, builders, electric stores, construction and lumber companies:

The continued and steady growth of the Sioux Falls population together with improved financial conditions have greatly increased the demand for small family homes. Building permits for more than 300 new residences have been issued in Sioux Falls in the past two years according to records of the city building inspector.^{vi}

19 new homes were built within the survey area in 1937, 30 in 1938, 22 in 1939, and again 30 in 1940; a peak never to be equaled again. Additionally, prominent South Dakota architect Harold Spitznagel began building homes in the neighborhood at this time, lending further cache to this booming development. While residences in the original Hunter's Addition continued to be a mix of sizes and scales, representative of a range of financial and social statuses, much of the new construction in the Maplewood Park Addition was of a much grander scale. It is during this time period that South 2nd Avenue becomes Pendar Lane, named after Oliver S. Pendar, clerk of the Circuit Court of the United States of America for South Dakota, and a longtime resident of the neighborhood.

World War II halted construction throughout America, but Sioux Falls bounced back with an immediate postwar building boom. The continuing rural exodus in South Dakota furthered the need for urban housing at this time, with populations in rural areas and small towns declining while larger cities and towns experienced healthy growth. The rise of the automobile and the interstate system also fostered growth in this more suburban neighborhood, and the late 1940s were a second boom for the Pendar Lane area: 10 new residences were constructed in 1946, 11 in 1947, 8 in 1948, 14 in 1949, and 15 in 1950. Development peaks again slightly in 1954 with the construction of 7 new homes, but permanently tapers off past this point. 1956 is the final year of multiple construction projects in the neighborhood, with four new residences erected that year. The next decade consisted purely of infill development, with about one new home a year being added to the neighborhood. The final "new" residence in the survey area was built in 1968, ending a pattern of expansion

that encompassed two centuries, two world wars, and most importantly, numerous technological advances that revolutionized social and development patterns.

SURVEY RESULTS & RECOMMENDATIONS; FURTHER SURVEY NEEDS

The survey resulted in the documentation of 285 residential structures and numerous associated, attached, or enclosed garages. Most of the surveyed resources retain a high level of architectural integrity.

The first residences in the neighborhood were built in 1890, with the earliest homes found along 26th Street and Phillips Avenue. Development spread from there to the south and east as the 20th century progressed, first along the north/south avenues and then later along the east/west streets. The majority of high-style residences in the neighborhood are found on First Avenue and date to the immediate post-depression era. Most of the post-World War II development is clustered at the south end of the district between 31st and 33rd Streets. A handful of modern residences exist as infill, including a sprawling complex at 301 East 27th Street that covers three lots and a partially built residence at the corner of First Avenue and 29th Street.

Prevalent architectural styles include Tudor Revival, Colonial Revival, and Minimal Traditional in pre-World War II development, with post-war construction being predominantly vernacular Ranch-style residences. There are scatterings of Craftsman and Prairie style homes, although few are of a high-style nature. The building types are typical for South Dakota, with an abundance of gable and wing or L-shaped residences, cross-gabled and side-gabled residences, and cottages.

There is very little variation in construction methods, with wood frame being the most common followed by brick. While concrete was commonly used for foundations, chimneys, and even decorative details, most of the residences pre-date the common use of concrete block and are of a more sophisticated nature. Roof cladding is mostly asphalt shingle, although some wood shingle remains. One metal roof and one slate roof were found. A large number of structures have wood (clapboard) siding, although synthetic siding (mostly vinyl and/or aluminum) was a common replacement. A surprisingly high number of structures retain their original windows, especially the 2/2 horizontal sash that dominate the neighborhood. Most alterations or additions involve the enclosing of porches or garage breezeways, and the majority of new construction has been carried out in a subtle, respectful manner. Most new wings or bays have been added to rear elevations, out of sight from the street. Numerous segments of sidewalk are stamped with names and dates of construction, including "Acme Concrete – Sioux Falls, SD, 1950" and multiple stamps of "Stadum Brothers Sioux Falls".

Properties selected as potentially eligible were chosen because they retained a high degree of integrity, particularly in materials. Replacement siding, windows or doors alone were not enough to cause the exclusion of a property, but in combination likely rendered a resource ineligible. Most resources deemed non-contributing either fell outside the period of significance or have been altered in a significant or out-of-scale manner. All of the properties deemed individually eligible displayed noteworthy characteristics of a particular architectural style or were significant examples of a building type. National Register Criterion A for community development at a state or local level is likely to be applicable to most of the resources listed below. Properties may also be eligible for listing under Criterion C as examples of distinctive building types that possess significance with respect to design, construction, or use of materials. There are a handful of residences that are additionally eligible under Criterion B for their association to a person important in the history of Sioux Falls or South Dakota. More specific recommendations for register listings are below.

National Register Historic District

As mentioned previously, the survey area on the whole retains a high degree of architectural integrity and the establishment of a National Register historic district is highly recommended. The survey was conducted with a tentative period of significance that begins in 1890, three years after the recordation of Hunter's Addition to the City of Sioux Falls and the year of first construction along 26th Street, and ends in 1951, one of the last years of any significant new development. The last considerable construction boom is actually circa 1955, but many of the 1952-1955 residences have lost much of their architectural integrity. A 1951 ending date is inclusive of the post-war building boom as well as a large number of the Ranch-style residences throughout the neighborhood. Of the 285 resources surveyed, 195 of them would likely be considered as contributing to the historic character of a district, an exceedingly high ratio of 68%. The recommended borders of a historic district are as follows:

Northern boundary – East 26th Street; Eastern boundary – South 4th Avenue;
Southern boundary – East 32nd Street, inclusive of residences along the southern side; Western boundary – Phillips Avenue

With a period of significance that ends in 1951, there are no contributing resources along East 33rd Street, prompting a cutoff point on East 32nd Street. The contributing/non-contributing ratio in the 2400 blocks of Phillips, First, Second, and Third Avenues (south of 32nd Street) is approximately 50/50, which lends credence to the exclusion of these areas. The 2400 block of South 4th Avenue however, contains seven contributing resources (out of 8 total resources) which provides an argument for its inclusion in a historic district.

A second alternative would be a later and narrower period of significance that concentrated on the more dramatic development patterns of the mid 20th century and disregarded the more gradual growth in the neighborhood's first thirty years. The adjacent Hayes and McKennan Historic Districts are a more appropriate representation of the development history of Sioux Falls during this time period, and include better representations of the prevalent type and style of residences. Additionally, a large number of the early residences in the survey area do not retain architectural integrity. The recommended starting point would be 1927, with 1956 as an appropriate ending year, dates supported by both construction and eligibility patterns. A district with this period of significance would have a contributing ratio of 66% and would allow for the appropriate inclusion of all blocks of the survey area, as well as the personal residence of Harold Spitznagel. This period of significance could also be stretched to 1965 (depending upon when the nomination is written) to include some significant ranch-style residences not represented in other historic districts.

In regards to district boundaries, some potentially valuable resources lie on the western side of South Phillips Avenue (especially between 26th and 29th Streets) and a quick reconnaissance survey of this area might be warranted. Otherwise, there is very little need for additional survey work in the vicinity. While there are a handful of interesting early residences to the south of East 33rd Street, most do not retain enough integrity to warrant further study. The survey area is bounded to the north by the McKennan Park Historic District, so there is no opportunity for expansion in that direction. An examination of resources to the east, including St. Mary's Church and School, might be warranted, but there appears to be a greater amount of alterations and additions to residences in that area.

Finally, it is recommended that any district nomination that proceeds not be titled with the misnomer of "Pendar Lane". Pendar Lane itself is part of the Maplewood Park Addition, which encompasses only ten blocks of the survey area and was not legally part of the City of Sioux Falls until 1933, a date significantly past the starting point of all possible periods of significance. While it certainly contains important resources, Pendar Lane is by no means the architectural or social heart of the neighborhood, and multiple residents have expressed concern and displeasure at the use of this term. A name referencing "Hunter's Addition" would likely be a more appropriate designation, regardless of the POS, and a label that more residents will identify with and appreciate.

A complete listing of all resources within the survey area and their status as a contributing or non-contributing resource can be found in Appendix A.

Individually Eligible Resources

The following residences are considered individually eligible for the National Register.

1816 South First Avenue (MH00000415)

This 1932 two-story side-gabled residence is a classic example of the Colonial Revival style: clapboard siding, interior brick chimney at the roof ridge, a fenestration pattern of mostly 6/6 sash with decorative shutters, and two bow windows and an oxeeye on the front façade. The front entry has a glass transom with muntins in a decorative fanlight pattern and a broken triangular pediment with side pilasters. While a large two-story garage and one-story connector has been added to the north since 1982, it is significantly set back from the house. Built by Paul Billingsley, a prominent Sioux Falls doctor, this resource is individually eligible for the NRHP under Criteria A, B and C, and is also a contributing resource to a potential historic district with a period of significance from 1890 - 1951.

1900 South First Avenue (MH00000420)

A sprawling 2½-story Tudor Revival style residence at the corner of 1st Avenue and 27th Street, 1900 South 1st Avenue is the most ornate and dramatic home in the survey area. Details include a slate roof, stonework exteriors, metal half-timbering, multiple stone chimneys, a cupola-like dormer, and over seventy windows of various shapes, sizes, and function. While a garage and greenhouse addition were built in 1976, it is nearly indistinguishable from original construction. Built in 1929 by Clifford Peck, Vice President of the Brown Drug Company, this resource is individually eligible for the NRHP under Criteria A, B and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

1907 South First Avenue (MH00000419)

This brick Tudor Revival style house has a patterned metal roof with multiple hips and an arched entrance. Three-part ribbon and paired windows dominate the fenestration pattern. A brick arched gateway is attached to the southeast corner of the house and leads to the backyard. Built in 1931 by John Schult for William Shapiro, manager of the E & W Clothing Company, this house is now owned by Mr. Shapiro's daughter, Mrs. Samuel Weiner. This house is recommended individually eligible to the NRHP under Criteria A and C, and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

1942 South First Avenue (MH00000421)

This stately two-story Tudor Revival style residence has elaborate decorative details including a pattern of recessed and protruding bricks, half-timbering with stucco infill, leaded glass windows, concrete label molds, and a matching low brick wall that surrounds the property. A second attached garage has been added since 1982, but it is hidden behind (and perfectly matches) the original attached garage. Built in 1941 by Dr. Roy Stevens, founder of the Samaritan Hospital in Sioux Falls, the house was later owned by prominent Sioux Falls real estate agent Tom Costello. It is individually eligible for the NRHP under Criteria A, B and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2021 South First Avenue (MH00000424)

This house is a grand example of the Colonial Revival style in this neighborhood and is set upon a slight hill overlooking First Avenue. The front entrance consists of a large portico with freestanding columns supported by an arched roof. Three front-gabled dormers are on the front elevation, and windows include 6/6 and 8/8 wood-framed types. The house was constructed for Mr. Maurice Sickel, a milliner from New York City. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2204 South First Avenue (MH02900162)

This one-story residence built in 1941 has a unique front façade and stylistic details rare for the neighborhood and time period. The front door is set back between a protruding bay to the north and a curved wall of glass block and an exterior brick chimney to the south with a pair of 6/6 sash forming the southeast corner. The house has a hipped roof, enclosed eaves, and 2/2 horizontal sash. A 1947 city directory lists Neal W. Plooster (an agent for the Internal Revenue Service) and his wife Gertie as the residents. It is individually eligible for the NRHP under criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2219 South First Avenue (MH02900015)

This large Tudor Revival residence is a great example of the style, exhibiting multiple roof types, including a parapet. The main house has multiple front gables that form a "U" shape. The front elevation displays a wood-framed four-part ribbon window with 4/1 sash and a large three-part arched window with a fanlight. A three-bay garage to the west has a flat roof with a parapet,

maintaining the Tudor Revival style but rare for the neighborhood. In 1934 this house was owned by Orval Greenlee and his wife Mabel; Orval was a cattle buyer at John Morrell & Co. By 1947, ownership of the house had changed to Clarence Sall and his wife Faye. Clarence was a superintendent at John Morrell & Co. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2301 South First Avenue (MH02900017)

This split-level International style house is unique to the neighborhood and has a two-tone stucco exterior and a flat roof. The split-level section contains a one-bay garage that is partially sublevel; this section protrudes from the one-story section in which the entry is located. The house was constructed in 1937 for Augustana College professor Richard Guderyahn and his wife Elsie. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2417 South Second Avenue (MH02900040)

This high-style Ranch house has a combination of wood siding and brick veneer, with exaggerated wide overhanging eaves. Windows are high on the walls and are original to the house. A two-bay garage is integrated under the main roof on the north side of the house. This house was designed and built by Harold Spitznagel as his personal residence in 1956 and is recommended individually eligible to the NRHP under criteria B and C. This house was constructed outside of the period of significance for a potential historic district, and is therefore a non-contributing element.

315 East 26th Street (MH02900082)

This brick Tudor Revival style home has multiple overlapping front gables. Windows are original 6/1 wood-framed windows with at least one ribbon and one paired window. An arched entry to the side of the house is attached to the east elevation. The house was built in 1938 for John Sercl and his wife Anna. Mr. Sercl was a buyer for Sunshine Food Markets and he owned the house through at least 1947. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

320 East 27th Street (MH02900086)

This one-story Ranch house has a low-pitched cross-gabled roof with large overhanging eaves that extend below the gables. The windows are casement types and are original. The house has a two-bay attached garage and the front entrance is deeply recessed. It is recommended individually eligible to the NRHP under Criterion C. Because it was constructed in 1957, after the period of significance for the proposed historic district, it is a non-contributing resource.

321 East 27th Street (MH02900165)

This 1938 residence is a classic two-story Colonial Revival style I-house of brick construction, with side gables and an exterior brick chimney at west end. Windows include 4/4, 6/9 and 6/6 sash, all with decorative shutters. The front door is wood paneled with a fanlight and segmental pediment above and pilasters on either side. A 1939 city directory lists Homer L. Caplan and his wife Ida as the residents. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

225 East 28th Street (MH00000230)

This house sits on a large parcel of land and is one of the first constructed in the neighborhood. It has a varied roofline, including gambrel, gable, and shed roofs. Windows are 1/1 and 8/2 wood-framed, often paired. The roof eaves are enclosed. A garage is located northwest of the property and a path leads from its driveway up to the front door of the house. The area between South Phillips and Seventh Avenues (south of 26th Street) was originally known as Hunter's Grove. In 1918, Arthur Fairbanks, a lawyer for Boyce, Warren, & Fairbanks, bought the property and named the area "The Cedars" because of the cedar trees located on the property. The house, constructed in 1890, originally displayed an L-shaped footprint, but was remodeled in 1920 to its current configuration. This house is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

203 East 29th Street (MH02900174)

This two-story brick Colonial Revival style residence built in 1941 has side gables, an exterior brick chimney on the west elevation, and a fenestration pattern of mostly 6/6 sash with decorative shutters. Unique decorative details include a fixed-pane bow window at the west end of the front façade with 20 lites, five decorative stars, and a (partial) hipped metal roof; and a wood and glass

paneled front door recessed in a wide wood surround with a decorative eagle and two stars above. A one-story, two-bay garage is attached to the west by a one-story connector; both with hipped roofs and clapboard siding. The house has undergone no discernible changes. It is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

305 East 29th Street (MH02900179)

This one-story Tudor Revival style cottage appears unaltered from its original construction in 1941: cross-gabled, exposed rafter tails, exterior brick chimney on east elevation, and decorative cross-timbering in front gable. Windows are mostly 8/8 sash with decorative shutters, and the front door is wood paneled with a fanlight and is surrounded by decorative stucco in a quoin-like effect. A one-story, single-bay garage attached to the east has its original wood and glass paneled door with six lites in the top row. The residence is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

216 East 30th Street (MH02900108)

This house is unique to the neighborhood and exhibits predominantly Colonial Revival characteristics with a lesser amount of Second Empire stylistic elements. The brick house has quoins, window pediments, dormers, and a mansard roof covered in wood shingles. The house is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

200 East 32nd Street (MH02900141)

This Ranch house exhibits all the classic characteristics that define this style. It has wide overhanging eaves, an integrated two-bay garage with its original door, and a recessed entry porch with a decorative metal porch support. Other features include stone veneer along a portion of the façade, and a large picture window flanked by single pane casements. The house is individually eligible for the NRHP under Criteria A and C. However, because it was constructed in 1954, it is not a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

400 East 32nd Street (MH02900206)

This low, one-story early Ranch house has wide, overhanging enclosed eaves. The front entry is flush with the exterior wall and is protected by the overhanging

eave. Windows are of mostly a horizontal 2/2 glazing pattern. The breezeway to the garage has been enclosed with glass windows and the brick chimney, which was originally exterior, is now interior. The garage has one bay and retains its original wood panel door. It was constructed in 1949 and is a very early example of a Ranch house. This house is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2005 South Pendar Lane (MH02900220)

This one-story brick gable and wing residence appears unaltered from its 1939 construction: exterior brick chimney at south end, square entry bay with skillion roof between wings. A canted bay with three single-paned windows (casement, fixed, casement) and a curved (partial) hip roof sits under the front gable. Other windows are 2/2 horizontal sash with wood surrounds. The front door is wood paneled with four lites, and a one-story, single-bay garage attached to the north has a paneled door with 6 lites in the top row. The resource is a very intact example of the Minimal Traditional style and is individually eligible for the NRHP under Criteria A and C. It is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2016 Pendar Lane (MH00000283)

This Colonial Revival style house has a flat roof with a brick coping and dentils. The brick has been used to form a geometric pattern above the entryway, which is centered on the façade and consists of a flat roofed porch with an entablature supported by classical fluted columns. Windows include 6/6 and 9/9 sash with cornices and shutters. A flat-roofed, two-bay brick garage is attached to the north side of the house and has a metal railing on top that forms a balcony. Built in 1937, this house was owned by Robert Bailey, a salesman, and his wife. This house is individually eligible for the NRHP under Criteria A and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2030 Pendar Lane (MH02900223)

This house was designed by Harold Spitznagel in the Monterey architectural style and is unusual for this part of the country. It can be identified by its shape, wood shingles, and second floor wrought-iron balcony. The original 6/6 and 6/9 wood-framed windows were reconditioned by the previous owners. The shutters are the original wood. The two-bay garage, attached to the north side of the house, is one-story with a hipped roof and a cupola. A video of this house being constructed, and its blueprints, are located in the Sioux Falls Museum archives.

This house is individually eligible for the NRHP under Criteria A, B, and C and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2101 South Pendar Lane (MH02900225)

This 1½ story Tudor Revival cottage was built in 1938 by Peter H. Stadum, a general contractor in Sioux Falls whose company stamp appears on sidewalks throughout the Pendar Lane neighborhood. The gable and wing residence has a small 4/4 sash in the front (east) gable with a canted bay below: 4/1 sash on either side of 20-pane fixed window with a curved, partial hip roof. A gabled dormer on the second level of the east elevation has a 4/1 sash. A one-story, two-bay garage attached to the south has two original paneled doors with six lites at the top row of each. Decorative details include an exterior stucco chimney on the north elevation with ornamental brickwork at the top and an arched decorative brick pattern at the first level. The current owner, Harlan Pietz, has lived in the residence for nearly fifty years. The residence is individually eligible for the NRHP under criteria A and C, and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2012 South Phillips Avenue (MH00000429)

This two-story, cross-gabled residence is another intact example of the Colonial Revival style: whitewashed brick, interior brick chimney at the west end, through-cornice, gabled dormers with 6/6 sash and a soldier course below. A rear facing gabled addition at the south end gives the building a “double-L” floorplan. Other windows include 6/6 and 4/4 sash, all with soldier courses below. A bay window on the front elevation is composed of a 12-pane fixed window with an 8-pane fixed on either side. The front door appears to be wood paneled with a wood crown and pilasters on either side. The residence was built in 1933 for Glenn J. Kloppenburg, a livestock buyer, and his wife Helen. Later occupants include Carleton J. Delbridge, a lawyer and deputy state attorney, and Herbert L. Eggers, a local dentist. The residence is individually eligible for the NRHP under criteria A and C, and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

2200 South Phillips Avenue (MH02900245)

A 2 ½ story Colonial Revival residence with a unique bi-level gable/gambrel roof: the upper level of roof is a straight gable with returns; the lower level is a gambrel. The south elevation has an exterior brick chimney and a one-story addition with a hipped roof; the north elevation has a fanlight in the gable and an attached one-story, single-bay garage with a hipped roof. The first level is of

brick construction; the second level is covered in shake shingles. Windows include 8/1 and 6/1 sash and single-paned casement. A slightly protruding entry bay at the center of the front (west) façade has a gable with returns and 8-paned sidelights on either side of a wood paneled door. Built in 1934, the house has some early influences of the Ranch style with wide enclosed eaves and split-level detailing in the exterior. It lies on one of the larger lots along Phillips Avenue and is set back from the street. It likely was built for Sol Bailin and his wife Hulda, who owned general merchandise stores throughout South Dakota. The residence is individually eligible for the NRHP under Criteria A and C, and is also a contributing resource to a potential historic district with a period of significance from 1890 – 1951.

Thematic Studies and Multiple Property Documents

The potential for a Multiple Property Documentation nomination exists under the theme of the architecture of Harold Spitznagel. The most well-known architect in the state, and perhaps the most prolific, Spitznagel was born and raised in Sioux Falls and is responsible for numerous important buildings throughout the state. While this thematic study could and should be expanded to include other, more important Spitznagel structures, a representation from the Pendar Lane neighborhood is an important inclusion. He is responsible for a number of residences within the survey area as well as being a resident of the neighborhood himself.

MH00000422	2000 South First Avenue	
MH02900110	233 East 30 th Street	
MH00000282	2015 South Pendar Lane	
MH00000283	2016 South Pendar Lane	
MH02900223	2030 South Pendar Lane	

ⁱ Hayes Historic District National Register nomination, page 44.

ⁱⁱ There is conflicting information regarding the transition from the original street names used in the Hunter's Addition recordation to the numbered streets and avenues used today. The author chose to use the more commonly accepted changes, although they may not be 100% historically accurate.

ⁱⁱⁱ R.E. Bragstad. Sioux Falls in Retrospect. (Sioux Falls, SD: 1967) 1.

^{iv} Hayes Historic District National Register nomination, page 48.

^v Hayes Historic District National Register nomination, page 48.

^{vi} *Pictorial Supplement to the Daily Argus Leader*. (Sioux Falls, SD: February 1, 1937) 16.

**Property Status for an Historic District with a
Period of Significance from 1890 - 1951**

SHPO ID #	Property Address	Date of Construction	Status
MH02900152	1810 South 1st Avenue	1937	C
MH00000413	1811 South 1st Avenue	1934	NC
MH00000414	1815 South 1st Avenue	1932	C
MH00000415	1816 South 1st Avenue	1932	IE/C
MH00000420	1900 South 1st Avenue	1929	IE/C
MH00000416	1901 South 1st Avenue	1929	C
MH00000417	1903 South 1st Avenue	1920	C
MH00000418	1905 South 1st Avenue	1930	C
MH00000419	1907 South 1st Avenue	1931	IE/C
MH02900001	1911 South 1st Avenue	1930	C
MH00000421	1942 South 1st Avenue	1941	IE/C
MH00000422	2000 South 1st Avenue	1937	C
MH02900153	2010 South 1st Avenue	1941	C
MH00000437	2015 South 1st Avenue	1930	C
MH02900154	2020 South 1st Avenue	1937	C
MH00000424	2021 South 1st Avenue	1931	IE/C
MH02900155	2024 South 1st Avenue	1920	C
MH02900002	2101 South 1st Avenue	1931	C
MH02900003	2103 South 1st Avenue	1937	C
MH02900004	2107 South 1st Avenue	1939	C
MH02900005	2113 South 1st Avenue	1931	C
MH02900006	2115 South 1st Avenue	1929	NC
MH02900156	2118 South 1st Avenue	1938	C
MH02900007	2119 South 1st Avenue	1931	C
MH02900157	2120 South 1st Avenue	1938	C
MH02900158	2122 South 1st Avenue	1937	C
MH02900159	2124 South 1st Avenue	1938	C
MH02900160	2200 South 1st Avenue	1930	C
MH02900161	2201 South 1st Avenue	1932	C
MH02900162	2204 South 1st Avenue	1941	IE/C
MH02900008	2205 South 1st Avenue	1934	C
MH02900009	2207 South 1st Avenue	1927	C
MH02900010	2208 South 1st Avenue	1935	C
MH02900011	2210 South 1st Avenue	1935	C
MH02900012	2211 South 1st Avenue	1932	NC

MH02900013	2215 South 1st Avenue	1938	C
MH02900014	2216 South 1st Avenue	1948	C
MH02900015	2219 South 1st Avenue	1931	IE/C
MH02900016	2220 South 1st Avenue	1920	NC
MH02900017	2301 South 1st Avenue	1937	IE/C
MH02900018	2303 South 1st Avenue	1950	C
MH02900019	2304 South 1st Avenue	1940	C
MH02900020	2308 South 1st Avenue	1938	C
MH02900021	2309 South 1st Avenue	1953	NC
MH02900022	2310 South 1st Avenue	1947	NC
MH02900023	2408 South 1st Avenue	1950	C
MH02900024	2412 South 1st Avenue	1956	NC
MH02900025	2416 South 1st Avenue	1941	C
MH02900026	2420 South 1st Avenue	1931	NC
MH02900027	2321 South 1st Avenue	1949	C
MH02900028	2401 South 1st Avenue	1945	C
MH02900029	2405 South 1st Avenue	1947	C
MH02900030	2409 South 1st Avenue	1951	C
MH02900031	2413 South 1st Avenue	1948	C
MH02900032	2419 South 1st Avenue	1948	NC
MH02900033	2423 South 1st Avenue	1947	C
MH02900034	2424 South 1st Avenue	1947	NC
MH02900035	2319 South 2nd Avenue	1954	NC
MH02900036	2321 South 2nd Avenue	1950	NC
MH02900037	2401 South 2nd Avenue	1951	C
MH02900038	2409 South 2nd Avenue	1950	C
MH02900039	2412 South 2nd Avenue	1954	NC
MH02900040	2417 South 2nd Avenue	1956	IE/NC
MH02900041	2420 South 2nd Avenue	2010	NC
MH02900042	2421 South 2nd Avenue	1954	NC
MH02900043	2300 South 3rd Avenue	1938	C
MH02900044	2301 South 3rd Avenue	1940	C
MH02900045	2304 South 3rd Avenue	1941	NC
MH02900046	2305 South 3rd Avenue	1946	C
MH02900047	2308 South 3rd Avenue	1946	C
MH02900048	2309 South 3rd Avenue	1949	C
MH02900049	2312 South 3rd Avenue	1947	C
MH02900050	2316 South 3rd Avenue	1952	NC

MH02900051	2404 South 3rd Avenue	1961	NC
MH02900052	2409 South 3rd Avenue	1955	NC
MH02900053	2416 South 3rd Avenue	1915	C
MH02900054	2421 South 3rd Avenue	1923	NC
MH02900055	2425 South 3rd Avenue	1962	NC
MH02900056	1815 South 4th Avenue	1922	C
MH02900057	1909 South 4th Avenue	1940	C
MH02900058	1915 South 4th Avenue	1933	C
MH02900059	1919 South 4th Avenue	1950	C
MH02900060	2009 South 4th Avenue	1940	C
MH02900061	2015 South 4th Avenue	1939	C
MH02900062	2107 South 4th Avenue	1939	C
MH02900063	2111 South 4th Avenue	1939	NC
MH02900064	2115 South 4th Avenue	1934	NC
MH02900065	2209 South 4th Avenue	1940	C
MH02900066	2215 South 4th Avenue	1940	C
MH02900067	2301 South 4th Avenue	1920	C
MH02900068	2305 South 4th Avenue	1945	C
MH02900069	2309 South 4th Avenue	1946	C
MH02900070	2313 South 4th Avenue	1946	C
MH02900071	2317 South 4th Avenue	1946	C
MH02900072	2401 South 4th Avenue	1950	C
MH02900148	2405 South 4th Avenue	1946	C
MH02900149	2409 South 4th Avenue	1940	C
MH02900073	2415 South 4th Avenue	1946	C
MH02900150	2419 South 4th Avenue	1984	NC
MH02900151	2425 South 4th Avenue	1939	C
MH02900074	2427 South 4th Avenue	1950	C
MH02900075	2431 South 4th Avenue	1948	C
MH02900076	103 East 26th Street	1900	C
MH02900139	105 East 26th Street	1906	C
MH02900140	107 East 26th Street	1905	C
MH02900077	109 East 26th Street	1908	NC
MH02900141	201 East 26th Street	1910	NC
MH02900078	205 East 26th Street	1949	C
MH02900079	207 East 26th Street	1925	NC
MH02900142	209 East 26th Street	1925	NC
MH02900143	211 East 26th Street	1910	NC

MH02900080	217 East 26th Street	1941	C
MH02900144	301 East 26th Street	1932	C
MH02900081	305 East 26th Street	1932	NC
MH02900082	315 East 26th Street	1938	IE/C
MH02900145	317 East 26th Street	1939	C
MH02900146	415 East 26th Street	1890	C
MH02900083	425 East 26th Street	1906	C
MH02900147	429 East 26th Street	1949	C
MH00000433	101 East 27th Street	1988	NC
MH02900084	210 East 27th Street	1951	NC
MH02900163	215 East 27th Street	1950	C
MH00000227	220 East 27th Street	1937	C
MH00000228	300 East 27th Street	1938	C
MH02900085	301 East 27th Street ¹	1985	NC
MH00000229	304 East 27th Street	1935	NC
MH02900164	311 East 27th Street	1941	NC
MH02900086	320 East 27th Street	1957	IE/NC
MH02900165	321 East 27th Street	1938	IE/C
MH02900087	400 East 27th Street	1949	NC
MH02900166	401 East 27th Street	1949	C
MH02900088	406 East 27th Street	1941	NC
MH02900167	409 East 27th Street	1940	C
MH02900168	413 East 27th Street	1940	C
MH02900089	418/420 East 27th Street	1938	C
MH00000230	225 East 28th Street	1890	IE/C
MH02900169	308 East 28th Street	1950	C
MH02900170	310 East 28th Street	1950	C
MH02900090	311 East 28th Street	1953	NC
MH02900171	312 East 28th Street	1948	NC
MH02900091	315 East 28th Street	1941	C
MH02900092	319 East 28th Street	1941	C
MH02900172	400 East 28th Street	1956	NC
MH02900093	401 East 28th Street	1940	NC
MH02900094	405 East 28th Street	1940	NC
MH02900173	406 East 28th Street	1940	C
MH02900095	409 East 28th Street	1940	NC
MH02900096	413 East 28th Street	1940	C

MH02900257	201 East 29th Street	2013	NC
MH02900174	203 East 29th Street	1941	IE/C
MH02900097	204 East 29th Street	1937	C
MH02900175	205 East 29th Street	1940	C
MH02900176	207 East 29th Street	1941	NC
MH02900098	208 East 29th Street	1937	NC
MH02900177	211 East 29th Street	1939	C
MH02900099	212 East 29th Street	1937	NC
MH02900100	214 East 29th Street	1938	C
MH02900178	303 East 29th Street	1939	NC
MH02900179	305 East 29th Street	1939	IE/C
MH02900101	314 East 29th Street	1938	C
MH02900102	316 East 29th Street	1938	C
MH02900103	400 East 29th Street	1939	C
MH02900180	401 East 29th Street	1940	NC
MH02900104	404 East 29th Street	1940	C
MH02900181	405 East 29th Street	1940	C
MH02900105	408 East 29th Street	1939	C
MH02900182	409 East 29th Street	1940	C
MH02900183	411 East 29th Street	1940	NC
MH02900106	412 East 29th Street	1940	C
MH02900184	205 East 30th Street	1938	C
MH02900185	207 East 30th Street	1890	NC
MH02900107	208 East 30th Street	1937	C
MH02900108	216 East 30th Street	1941	IE/C
MH02900186	227 East 30th Street	1964	NC
MH02900109	230 East 30th Street	1905	C
MH02900110	233 East 30th Street	1938	C
MH02900111	234 East 30th Street	1937	C
MH02900112	236 East 30th Street	1938	C
MH02900113	311 East 30th Street	1939	C
MH02900114	315 East 30th Street	1939	C
MH02900115	316 East 30th Street	1938	C
MH02900116	320 East 30th Street	1938	NC
MH02900117	400 East 30th Street	1940	C
MH02900118	401 East 30th Street	1940	NC
MH02900119	404 East 30th Street	1940	C
MH02900120	405 East 30th Street	1940	C
MH02900121	406 East 30th Street	1938	NC

MH02900122	409 East 30th Street	1940	NC
MH02900123	413 East 30th Street	1940	C
MH02900124	101-103 East 31st Street	1943	C
MH02900125	105 East 31st Street	1911	C
MH02900126	201 East 31st Street	1950	C
MH02900127	208 East 31st Street	1947	NC
MH02900128	212 East 31st Street	1947	NC
MH02900129	215 East 31st Street	1945	C
MH02900130	216 East 31st Street	1947	C
MH02900131	219 East 31st Street	1948	C
MH02900132	301 East 31st Street	1945	NC
MH02900187	304 East 31st Street	1939	C
MH02900188	305 East 31st Street	1949	C
MH02900189	306 East 31st Street	1939	C
MH02900190	400 East 31st Street	1941	C
MH02900191	404 East 31st Street	1940	C
MH02900192	408 East 31st Street	1941	C
MH02900193	409 East 31st Street	1945	C
MH02900194	415 East 31st Street	1945	C
MH02900141	200 East 32nd Street	1954	IE/NC
MH02900195	205 East 32nd Street	1949	C
MH02900196	209 East 32nd Street	1951	C
MH02900197	210 East 32nd Street	1929	NC
MH02900198	213 East 32nd Street	1947	C
MH02900199	214 East 32nd Street	1948	C
MH02900200	300 East 32nd Street	1965	NC
MH02900201	301 East 32nd Street	1949	NC
MH02900202	305 East 32nd Street	1949	C
MH02900203	312 East 32nd Street	1948	NC
MH02900204	316 East 32nd Street	1951	C
MH02900205	320 East 32nd Street	1946	NC
MH02900206	400 East 32nd Street	1949	IE/C
MH02900207	401 East 32nd Street	1960	NC
MH02900208	410 East 32nd Street	1951	C
MH02900209	414 East 32nd Street	1938	C
MH02900210	100 East 33rd Street	1946	C
MH02900211	208 East 33rd Street	1954	NC

MH02900212	300 East 33rd Street	1954	NC
MH02900213	304 East 33rd Street	1954	NC
MH02900214	308 East 33rd Street	1968	NC
MH02900215	400 East 33rd Street	1956	NC
MH02900216	1805 South Pendar Lane	1962	NC
MH00000287	1901 South Pendar Lane	1938	C
MH00000286	1905 South Pendar Lane	1938	C
MH00000285	1910 South Pendar Lane	1890	NC
MH02900217	2000 South Pendar Lane	1939	C
MH02900218	2001 South Pendar Lane	1937	C
MH02900219	2003 South Pendar Lane	1936	C
MH02900220	2005 South Pendar Lane	1939	IE/C
MH00000282	2015 South Pendar Lane	1936	NC
MH00000283	2016 South Pendar Lane	1937	IE/C
MH02900221	2017 South Pendar Lane	1938	C
MH02900222	2019 South Pendar Lane	1937	NC
MH00000284	2020 South Pendar Lane	1937	NC
MH02900223	2030 South Pendar Lane	1947	IE/C
MH02900224	2100 South Pendar Lane	1938	C
MH02900225	2101 South Pendar Lane	1938	IE/C
MH02900226	2104 South Pendar Lane	1938	C
MH02900227	2105 South Pendar Lane	1949	C
MH02900228	2110 South Pendar Lane	2007	NC
MH02900229	2111 South Pendar Lane	1938	C
MH02900230	2114 South Pendar Lane	1938	C
MH02900231	2115 South Pendar Lane	1941	NC
MH02900232	2200 South Pendar Lane	1938	C
MH02900233	2201 South Pendar Lane	1937	NC
MH02900234	2202 South Pendar Lane	1939	C
MH02900235	2209 South Pendar Lane	1939	C
MH02900236	2210 South Pendar Lane	1939	NC
MH02900237	2211 South Pendar Lane	1939	NC
MH02900238	2212 South Pendar Lane	1941	C
MH02900133	1806 South Phillips Avenue	1915	C
MH02900239	1812 South Phillips Avenue	1921	C
MH02900134	1818 South Phillips Avenue	1937	C
MH02900240	1820 South Phillips Avenue	1946	C
MH02900135	1906 South Phillips Avenue	1949	C

MH02900136	1910 South Phillips Avenue	1940	NC
MH00000432	1914 South Phillips Avenue	1937	C
MH00000430	2000 South Phillips Avenue	1929	C
MH00000428	2008 South Phillips Avenue	1919	NC
MH00000429	2012 South Phillips Avenue	1933	IE/C
MH02900241	2100 South Phillips Avenue	1940	C
MH02900137	2106 South Phillips Avenue	1939	C
MH02900242	2108 South Phillips Avenue	1933	C
MH02900243	2112 South Phillips Avenue	1928	C
MH02900138	2116 South Phillips Avenue	1929	C
MH02900244	2120 South Phillips Avenue	1929	C
MH02900245	2200 South Phillips Avenue	1934	IE/C
MH02900246	2206 South Phillips Avenue	1934	C
MH02900247	2212 South Phillips Avenue	1949	C
MH02900248	2216 South Phillips Avenue	1927	NC
MH02900249	2220 South Phillips Avenue	1938	C
MH02900250	2312 South Phillips Avenue	1947	NC
MH02900251	2316 South Phillips Avenue	1950	C
MH02900252	2400 South Phillips Avenue	1950	C
MH02900253	2404 South Phillips Avenue	1950	NC
MH02900254	2408 South Phillips Avenue	1910	NC
MH02900255	2412 South Phillips Avenue	1950	C
MH02900256	2416 South Phillips Avenue	1963	NC

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Proposed Pendar Lane Historic District Contributing Properties



enca\planning\historic districts\proposed pendar lane contributing structures 8/12/13



'E' denotes property is individually eligible
This survey reflects a period of significance
from 1890-1951

- Contributing Property
- Non-Contributing Property

