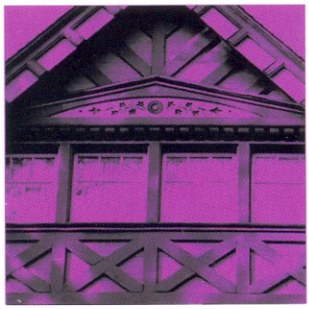
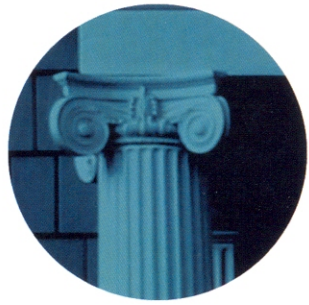
A PICTORIAL GUIDE TO
SIOUX FALLS RESIDENTIAL

Architecture

1880 - 1970s







BOARD OF HISTORIC
PRESERVATION

City of Sioux Falls

TABLE OF CONTENTS

OUR HISTORIC DISTRICTS: ARCHITECTURAL FEATURES OF COMMON STYLES

1-2 All Saints, Cathedral

3-4 Hayes, McKennan, Sherman

COMMON STYLES

5 American Foursquare

6 Arts and Crafts

7 Bungalow

8 Colonial Revival

9 Craftsman

10 Cube

11 Eclectic

12 Georgian

13 Gothic Revival

14 Italianate

15 Lustron

16 Mediterranean

17 Mid-Century Modern

18 Minimal Traditional

19 Neoclassical

20 Prairie School

21 Ranch

22 Tudor Revival

23 Queen Anne

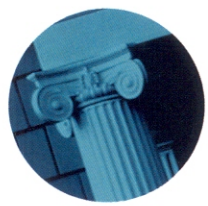
LESS COMMON STYLES

24 Folk Victorian, Greek Revival

25 National Folk, Romanesque Revival

26 Shingle, Stick

27-28 GLOSSARY OF TERMS











OUR HISTORIC DISTRICTS: ARCHITECTURAL FEATURES OF COMMON STYLES

All Saints Historic District

Located to the south of downtown Sioux Falls, the All Saints District was developed around the All Saints School, built in 1884. The vast majority of homes were built prior to 1920. Visually, this neighborhood is dominated by early 20th century middle-class homes. Simple in design and scale, these homes reveal a sensitivity to craftsmanship and architectural detail that was characteristic of that period.

The All Saints Historic District includes many fine examples of simple Cube houses, Bungalows, and one-and-a-half story gabled cottages. Other more elaborate properties include the flamboyant Queen Anne, with some fine examples from local architect Wallace Dow. There are also some outstanding ***Neo-Colonial****, Tudor Revival, Dutch Colonial, Prairie School and Mediterranean-influenced houses represented in the neighborhood. This pattern of elaborate dwellings being constructed next to simple cottages is a dichotomy that continued throughout the development of the district.*

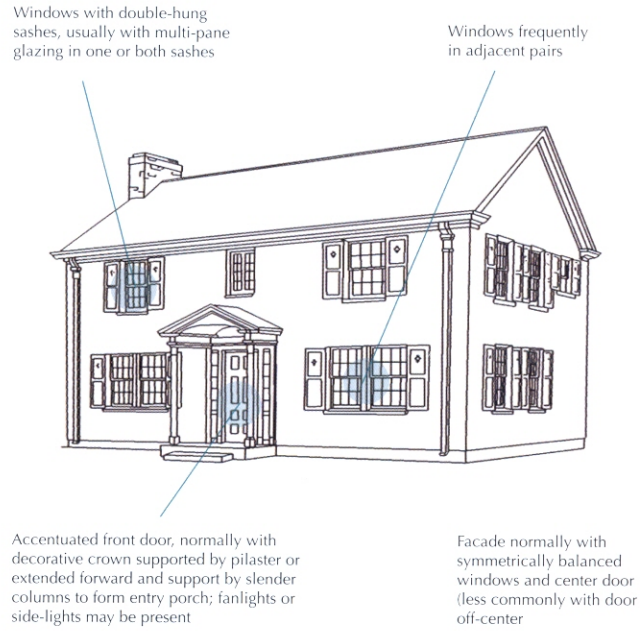
Cathedral Historic District

The Cathedral Historic District is one of Sioux Falls' outstanding cultural resources and is considered the best residential historic district in the state. Situated on a hill overlooking downtown, the district contains many palatial homes of prominent early residents. Its diverse array of Victorian-era architecture was built for an early Who's Who of Sioux Falls' citizenry. Examples of native quartzite street pavers, stone hitching posts and some quartzite curbing also remain. The district also includes the monumental St. Joseph Cathedral. Its twin spires have been a prominent and distinctive feature of the Sioux Falls skyline since 1915.

The styles that dominate the district are ***Queen Anne*** *and Queen Anne cottage, which were built mostly before 1900, and Mediterranean styles which were constructed in the early 20th century. The continuity of certain areas of the district are quite noticeable. For example, in the 500 block of North Summit Avenue, all of the houses are Queen Anne cottages and all were built within 12 years of each other (1904-1916). Another example is the 400 block of North Spring Avenue. These houses are all of Queen Anne style and all were built within 6 years of each other. It is a feature of the district that each side of the street has similar styles or were built about the same time.*

The integrity of the neighborhood has been maintained over the years. There have been additions to homes and some removals, but the quality of the district remains generally intact.

COLONIAL



QUEEN ANNE



Hayes Historic District

*The majority of the homes in the Hayes Historic District have survived decades of time essentially intact. Most were built between 1910 and 1929 and are best classified by their architectural type. They represent popular forms such as gable and wing (or L-Plan), cross-gable, **American Foursquare**, cottage, and Bungalow. These houses do not necessarily embody all the defining features of a particular academic architectural style such as Craftsman, Colonial Revival, Tudor Revival, and Prairie. Primary building materials include weatherboard, brick and concrete cladding, asphalt shingle or wood shake roof materials, and brick, stone or concrete (either poured or block) foundations.*

McKennan Historic District

*The houses of the McKennan Park Historic District reflect a wide variety of architectural influences. During the late teens and early 1920s, wealthier residents began moving in and building the eclectic and substantial houses which typify the district. Revival styles were popular, with many fine examples of **Tudor**, Georgian, and Dutch Colonial Revival, as well as Mediterranean. A strong Prairie School influence can be seen in many houses. Eclecticism is the key to this period of construction for the architects often combined many different architectural styles, materials and textures to create visually intriguing, often whimsical, and always appealing houses. In the late 1920s and 1930s homes were more modest in ornamentation and scale.*

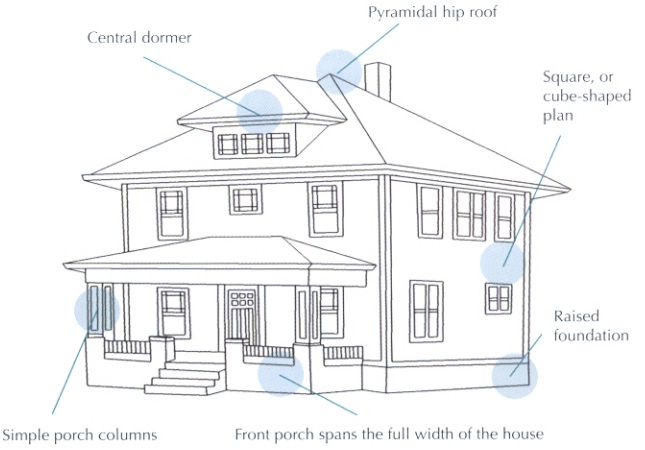
The Arts and Crafts cottage enjoyed a late blossoming in the McKennan Park area, and Gothic Revival cottages were represented too. Stucco clearly was a predominant finish, and the gable within a gable a popular architectural motif. A spurt of development during the late 1940s and early 1950s introduced the ranch style house to the district.

The McKennan Park Historic District contains few homes that have had their front facades altered—some have new siding or the porches have been enclosed, but major alterations are rare. Basically, the McKennan Park area appears much as it did 80 years ago.

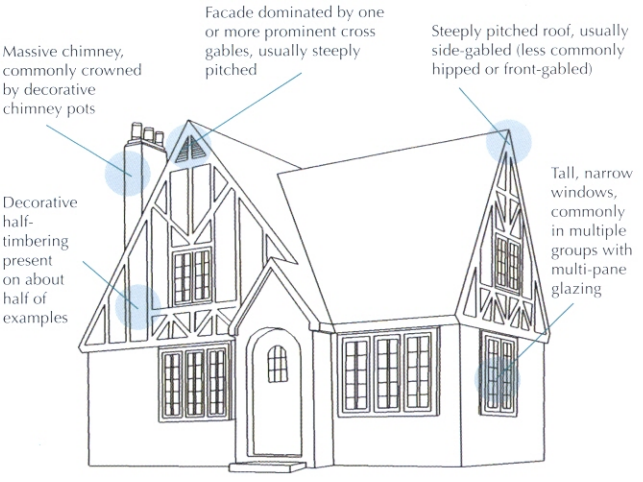
Sherman Historic District

*Most of the homes in the Sherman Historic District have remained unchanged over the decades. The majority were constructed between 1920 and 1929. The most popular style is almost equally split between the **Bungalow/Craftsman** design, and the Prairie School style. Other dominant styles are Neoclassical cottages, Minimal Traditional, National Folk, Tudor Revival, Colonial Revival and Dutch Colonial Revival. There are also several other styles in the district that are represented in only one or two residences and are more unique to the area, such as Italian Renaissance, Spanish Eclectic, and Monterey.*

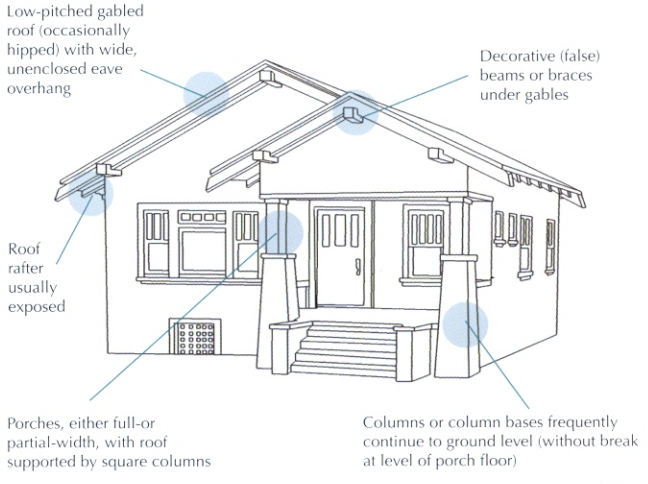
AMERICAN FOURSQUARE



TUDOR



BUNGALOW/CRAFTSMAN



COMMON STYLES

American Foursquare

The American Foursquare was a popular architectural style in the early twentieth century. Its appearance is plain, featuring a square, boxy design, two-and-one-half stories high, a center dormer, and a large front porch with wide stairs. Common features include a hipped roof and handcrafted woodwork, incorporating elements of the Prairie School and the Craftsman styles.



310 North Duluth Avenue, 1908, Cathedral District



1506 South 1st Avenue, 1919, McKennan District



1509 South 1st Avenue, 1916, McKennan District

Arts and Crafts

Arts and Crafts characteristics include asymmetrical, complex floor plans and multiple, steeply pitched gabled roofs. They feature hipped or gabled dormers, large chimneys with multiple flues, and small scale casement windows often with small leaded panes. They share many design details in common with the Tudor style including half-timbering, stucco siding combined with shingle, and cantilevered or projecting second stories.



520 East 21st Street, 1936, McKennan District



707 East 21st Street, 1930, McKennan District



1500 South 4th Avenue, 1926, McKennan District

Bungalow

Common features of the Bungalow style include one-story houses with wide, covered verandas and an open floor plan to facilitate cross-ventilation. A second story is also commonly built into a sloping roof, usually with dormer windows (one-and-a-half stories). A low-pitched roof with broad eaves, a large front porch, and an open floor plan are also typical of the Bungalow style. Built-ins for organization are also characteristic of this architectural style.



1525 South 2nd Avenue, 1915, McKennan District



1623 South 2nd Avenue, 1915, McKennan District



624 East 21st Street, 1919, McKennan District

Colonial Revival

Colonial Revival homes are often marked by a square, symmetrical shape, a centrally located front door, evenly spaced double-hung windows and a simple side-gabled roof. Dormers and pilasters are common, as are dentil moldings among the eaves, and pedimented dormers that jut out from the roof. Shallow columns often adorn the homes' front. The Dutch Colonial Revival design features a broad gambrel roof with flaring eaves that extend over the long sides, resembling a barn.



214 North Duluth Avenue, 1903, Cathedral District



631 West 9th Street, 1903, Cathedral District



1302 South Dakota Avenue, 1912, Sherman District

Craftsman

Craftsman-style homes are typically 1-2 stories high, with roofs that are low-pitched, and hipped or gabled. They feature broad, overhanging eaves with exposed rafters or decorative brackets underneath. Windows are grouped together in banks with multiple lights in the upper windows and one pane in the lower. Large covered front porches are common as well as shingle, lapped, and stucco siding and the use of natural indigenous materials.



106 West 21st Street, 1919, Sherman District



108 West 21st Street, 1920, Sherman District



1407 South Center Avenue, 1920, Hayes District

Cube

Cube-shaped houses are very popular and found everywhere in the world. They include a simple façade and commonly feature large or oversized windows. Cube design emphasizes minimalist and compact spaces. They're definitely not a good fit for homeowners who feel claustrophobic in tight spaces. These home designs show that simple, minimalist exteriors can be suitably achieved with a small and compact framework.



721 South Phillips Avenue, 1912, All Saints District



707 South Phillips Avenue, 1905, All Saints District



1523 South 2nd Avenue, 1916, McKennan District

Eclectic

Eclectic design often combines many different architectural styles, materials, and textures to create visually exciting, playful, and uniquely interesting homes. The ability to blend freely between styles give Eclectic design its appeal. The McKennan Park Historic District contains many good examples of Eclectic architecture.



1314 South 4th Avenue, 1922, McKennan District



114 East 21st Street, 1922, McKennan District



1621 South 2nd Avenue, 1917, McKennan District

Georgian

Georgian architecture is characterized by its symmetry and proportion and is based on the classical architecture of Greece and Rome. Ornamentation is also normally in the classical tradition, but typically restrained, and sometimes almost completely missing on the exterior. Wooden pilasters often flank the entrance to a Georgian home. A hip roof, sometimes with dormers, typifies the Georgian style.



600 East 21st Street, 1919, McKennan District



1310 South 4th Avenue, 1921, McKennan District



1504 South 4th Avenue, 1916, McKennan District

Gothic Revival

Although some Midwestern Gothic Revival homes include more ornate scroll work, in most cases, homes are unadorned, retaining only the basic elements of pointed-arch windows and steep gables, with wood clapboard or vertical board-and-batten siding. Gothic Revival was also a popular architectural style for churches and colleges throughout the United States, well into the 20th century.



215 North Duluth Avenue,1880, Cathedral District



1319 South Second Avenue,1928, McKennan District



623 East 21st Street, 1931, McKennan District

Italianate

The more elaborate Italianate homes have many of these features: a low roof, overhanging eaves with decorative brackets, an entrance tower, round-headed windows with hood moldings, corner quoins, arcaded porches and balustraded balconies. The simplest Italianate homes are square with a low pyramidal roof, bracketed eaves, and maybe a cupola or lantern.



109 North Duluth Avenue, 1887, Cathedral District



201 North Spring Avenue, 1885, Cathedral District



623 West 8th Street, 1872, Cathedral District

Lustron

Lustron houses are constructed of prefabricated enameled steel panels and were mass-produced after World War II in response to the shortage of homes for returning soldiers. They are low-maintenance and extremely durable, were designed to be fireproof and lightning-proof, and contain no wood to attract insects and rodents. Just like the exterior, the interior walls consist of porcelain-enamel coated steel panels. Lustron interiors also contain many built-in features such as bookcases and vanities. Fewer than 10 Lustron homes remain in Sioux Falls today and most are examples of the popular two-bedroom Westchester model.



1725 South Menlo, 1949



1809 South Grange Avenue, 1947



1218 South Willow Avenue, 1949

Mediterranean

The most common features of Mediterranean or Spanish style architecture are the terracotta roof tiles and stucco exterior walls. Mediterranean architecture in Sioux Falls typically combines details of the Mediterranean style to capture the flavor of Spain but mixes in other traditions as well to give many of these homes more of an eclectic feel.



326 East 21st Street, 1916, McKennan District



1230 South 1st Avenue, 1915, McKennan District



515 East 21st Street, 1923, McKennan District

Mid-Century Modern

Mid-Century Modern design describes mid-20th century homes typically grouped into two categories: ranch and split-level. These homes date from 1935-1975. Three predominant characteristics of Mid-Century include: a clean, minimalist aesthetic, a relationship with nature which provides scenic views and natural light, and the presence of angular structures and asymmetrical composition. Flat planes, clean lines and little ornamentation characterize both the exteriors which often feature monochromatic brickwork and pops of color—and matching interiors.



2704 South 2nd Avenue, 1960



2904 South Poplar Drive, 1959



801 East Ridge Road, 1959

Minimal Traditional

The Minimal Traditional style came about during the Great Depression since they could be built with Federal Housing Administration insured home loans. They were designed to be simple, affordable, and mass-producible. During the 1940s, Minimal Traditional homes were extremely popular as was the Ranch style. These 1,000 square foot and under homes are typically one story with an attic, include minimal decoration with a moderately pitched roof and minimal overhang. They often feature decorative shutters on the windows, a non-prominent chimney and siding using brick, wood, or a mixture of both.



1205 South Center Avenue, 1939, Sherman District



1108 South Main Avenue, 1941, Sherman District



1602 South 1st Avenue, 1950, McKennan District

Neoclassical

Neoclassical architecture is known for its symmetry and balance. Common characteristics include a front porch supported by a row of tall columns that are always even in number, elaborate doorways, evenly spaced windows with double-hung sashes, most often divided into six or eight panes. Roofs are medium-pitched and side-gabled or hipped and include boxed eaves with moderate overhang. Many Neoclassical homes feature side porches and sun rooms.



1119 South Dakota Avenue, 1910, Sherman District



301 North Prairie Avenue, 1891, Cathedral District



315 North Summit Avenue, 1903, Cathedral District

Prairie School

Prairie School style is most common to the Midwestern United States and homes are marked by open plans, horizontal lines, and the use of indigenous materials. Flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, and integration with the landscape characterize the Prairie School style, as well as hand craftsmanship, simplicity, and function. Brick and stucco are the most common cladding materials. The use of horizontal lines is thought to relate to, and complement, the native prairie landscape.



1601 South 2nd Avenue, 1919, McKennan District



1523 South 2nd Avenue, 1916, McKennan District



1625 South 2nd Avenue, 1922, McKennan District

Ranch

The Ranch style originated in Southern California. It represents modern design combined with an informal and casual living style. These homes are known for their long, single-story design, and wide open layout. Most are asymmetrical and shaped like an "L" or "U." They often feature sliding glass doors that connect to an outdoor patio in the back of the house for privacy. The Ranch style was extremely popular with middle class homeowners from the 1940s through the 1970s. Their popularity waned to some degree in the late 20th century as Neoeclectic house styles and a return to using historical and traditional decoration became popular once again.



2700 South Carter Place, 1957



704 East Ridge Road, 1957



504 East 35th Street, 1958

Tudor Revival

The emphasis on the simple and rustic, and imitating medieval cottages, define the Tudor Revival style. Steeply pitched-roofs, half-timbering often infilled with herringbone brickwork, tall mullioned windows, high chimneys, jettied (overhanging) first floors above pillared porches, dormer windows supported by consoles, and even thatched roofs, give these homes their more striking characteristics. There are many fine examples of Tudor Revival homes in the McKennan, Hayes, and Sherman Historic Districts.



629 West 9th Street, 1912, Cathedral District



1404 South Main Avenue, 1930, Hayes District



318 West 24th Street, 1934, Hayes District

Queen Anne

Queen Anne architectural elements typically include a wraparound front porch, asymmetrical façade, overhanging eaves, dominant front gable, towers or turrets, decorative brackets, and spindles. Sioux Falls has over 150 examples of Queen Anne architecture, the majority found in its historic districts.



428 North Duluth, 1910, Cathedral District



131 North Duluth Avenue, 1889, Cathedral District



320 North Duluth, 1890, Cathedral District

LESS COMMON STYLES

Folk Victorian

Folk Victorian houses are designed with elaborate spindlework, jigsaw-cut bargeboards, and other decorative trim. During the industrial age, machine-cut wood details became affordable and available to the average American and homeowners added mass-produced decorative "gingerbread" trim to their simple cottages.



840 West 9th Street, 1888

Greek Revival

The Greek Revival style features Greek themes with pilasters, columns, pediments, wide friezes and porticoes. Greek Revival homes are almost always painted white to replicate the look of marble.



107 North Summit Avenue, 1904, Cathedral District

National Folk

The National Folk style home is simple and functional, and typically rectangular in shape with side-gabled roofs or square shaped with pyramidal roofs. The National Folk house often features influences from a variety of other architectural styles, from Greek Revival front gables to Victorian detailing.



1311 South Main Avenue, 1915, Sherman District

Romanesque Revival

These homes are called "Romanesque" because they have wide, rounded arches like buildings in ancient Rome. Features include rough-faced square stone, rounded towers with cone-shaped roofs, columns with spirals, low, broad "Roman" arches over doorways, multiple stories with complicated roof systems, and stained glass.



103 South Prairie Avenue, 1889, Cathedral District

Shingle

Shingle-style houses often feature a single, large roof, such as a gambrel or hip roof and the exteriors are covered entirely in wood shingles. The Shingle style took features from Stick and Queen Anne styles. These homes are recognized by their free-flowing, open plan with open porches and irregular roof lines giving them a somewhat rustic appearance.



303 North Summit Avenue, 1893, Cathedral District

Stick

A popular architectural style in the United States during the Victorian era, the Stick style was the most expressive of a building's underlying structure. Decorative wood trim, called stickwork, is applied to the exterior to emphasize the basic wood frame structure underneath. The stickwork decoration consists of narrow planks applied over the exterior at right angles, and sometimes diagonally giving it a Tudor flavor. They often include interpenetrating roof planes with panelled brick chimneys, a wrap-around porch, and spindle details at the gable peaks.



209 North Duluth Avenue, 1887, Cathedral District

GLOSSARY OF TERMS

Arcade: *A series of arches supported by columns or other vertical elements.*

Arch: *A curved structure capable of spanning a space while supporting significant weight.*

Balustraded balcony: *A row of balusters (an upright often vase-shaped support for a rail) topped by a rail.*

Board and Batten Siding: *A wooden siding treatment in which wide, vertically oriented boards are separated by narrower strips of wood called "battens," which form the joints between the boards. This is a technique common to American folk architecture.*

Boxed eaves: *Eaves which are enclosed by boards and/or moldings so that the rafters are not visible.*

Bracket: *A projection from a vertical surface that provides structural and/or visual support for overhanging elements such as cornices, balconies, and eaves.*

Cantilever: *An unsupported overhang acting as a lever, like a flagpole sticking out of the side of a wall.*

Casement window: *A window frame that is hinged on one vertical side, and which swings open to either the inside or the outside of the building. Casement windows often occur in pairs.*

Chimney: *A structure which provides ventilation.*

Clapboard: *A narrow board usually thicker at one edge than the other used for siding.*

Column: *A supporting pillar consisting of a base, a cylindrical shaft, and a capital on top of the shaft. Columns may be plain or ornamental.*

Console: *An architectural member projecting from a wall to form a bracket or from a keystone for ornament.*

Cupola: *A small, most often dome-like, structure on top of a building.*

Dentils: *Small rectangular blocks that, when placed together in a row abutting a molding, suggest a row of teeth.*

Dormer: *A small structure that projects from a sloping roof, with a window in the façade face.*

Double-hung window: *A window with two sashes that move independently of each other.*

Eave: *The projecting edge of a roof that overhangs an exterior wall to protect it from the rain.*

Façade: *An exterior wall, or face, of a building.*

Frieze: *A band of richly sculpted ornamentation on a home.*

Gable: *The wall that encloses the end of a gable roof; triangular gable end below a roof overhang.*

Gambrel roof: *A ridged roof with two slopes at each side, the lower slopes being steeper than the upper slopes.*

Gingerbread trim: *Wooden architectural ornament popular with American folk houses in the late-19th and early 20th centuries. It took the form of scalloped or zig-zag-edged clapboards, which were often painted in contrasting colors.*

Half-timbering: *A timber framework of Medieval European derivative whose timbers are in-filled with masonry or plaster.*

Herringbone: *A pattern made up of rows of parallel lines which in any two adjacent rows slope in opposite directions.*

Hipped roof: *A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its end-points.*

Hood moldings: *A molding that projects above a door, window, or archway to throw off rain. A hood molding is also referred to as a "drip molding."*

Jigsaw bargeboard: *An often ornamented board that conceals roof timbers projecting over gables.*

Mullion: *Vertical bar of wood, metal or stone which divides a window into two or more parts.*

Parapet: *A low wall, located at the top of any sudden drop, such as at the top of the facade of a building.*

Pediment: *A decorative triangular piece situated over a portico, door, window, fireplace, etc. The space inside the triangular piece is called the "tympanum," and is often decorated.*

Pilaster: *A shallow, non-structural rectangular column, attached to, and projecting only slightly from, a wall surface.*

Portico: *A series of columns or arches in front of a building, generally as a covered walkway.*

Pyramidal roof: *The pyramid roof is very similar to the hipped roof, except that the planes meet at a single point or apex rather than a ridge.*

Quoins: *Large, prominent masonry units outlining windows, doorways, segments, and corners of buildings.*

Scroll work: *Fancy designs in wood made with a scroll saw.*

Soffit: *The underside of a house's eaves.*

Spindle: *A turned often decorative piece (as in a baluster).*

Spire: *A cone shaped roof element with a steep point.*

Stucco: *A material usually made of portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.*

Terracotta roof tiles: *Roof tiles that are usually hollow and half-cylindrical in shape, and made out of clay.*

Truss: *A rigid framework, as of wooden beams or metal bars, which supports a structure, such as a roof.*

Turret: *A small tower at the corner of a building.*

Glossary terms courtesy of the Trust for Architectural Easements
https://architecturaltrust.org/outreach/education/glossary-of-architectural-terms/

This information can also be found:

www.siouxfalls.org/mayor/boards-commissions/historic-preservation-bd

SPONSORED BY



SOUTH DAKOTA
STATE HISTORICAL SOCIETY
Department of Tourism and State Development



BOARD OF HISTORIC PRESERVATION
City of Sioux Falls



City of Sioux Falls
PLANNING AND BUILDING SERVICES DEPARTMENT

PRINTED FEBRUARY 2018