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Mid-Century Modern Homes in Central Sioux Falls

Reconnaissance Survey

Minnehaha County, Sioux Falls, South Dakota

Dakota Preservation

Richard Jensen

XX/XX/2020

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Abstract

In February 2020, the city of Sioux Falls issued a Request for Proposals (RFP) to survey a primarily residential neighborhood in south central Sioux Falls, bounded by Phillips Avenue on the west, Cliff Avenue on the East, and 33rd and 38th Streets on the north and south respectively. The project was to be a reconnaissance level survey which would include a survey report with recommendations for further historic preservation efforts and a history of the neighborhood. Individual houses were to be documented and entered into the South Dakota State Historic Preservation Office's (SHPO) database.

The neighborhood surveyed was built out primarily in the 1960s. A 1958 aerial photograph shows only 73 homes in the survey area. In contrast, a 1971 aerial photograph shows 252 homes in the area. At the time of the survey, there were 340 individual properties in the survey area. 177 of the homes in the neighborhood, just over half the properties in the survey area, were constructed between the fall of 1958 and the spring of 1971.

Broadly speaking, the neighborhood may be divided up into six distinct areas based on the age of the homes and the income of the original homeowners.

1. Unplanned Development: Consisting of homes along 33rd Street that were constructed some years before specific neighborhoods were platted. These homes primarily date to the period between World War I and World War II
2. Sunny Crest: This is a restricted residential district sitting on approximately ten acres of land roughly midway between Phillips Avenue and Cliff Avenue, off 33rd Street. It was platted in 1938 and almost fully built out by 1953. Homes in this area are typically large and associated with upper income households. This subdivision should be considered for further review and a potential district nomination
3. Smith-McGreevy: Another roughly ten acre addition immediately east of Sunny Crest. This subdivision was platted in 1953 and almost fully built out by 1958. This subdivision should be considered for further review and a potential district nomination along with the Arcadia Heights subdivision adjacent
4. Arcadia Heights: This development, which was platted as three additions, is the largest in the survey area. The first subdivision, Sunnyslope, was platted in 1954. The first Arcadia Heights addition was platted in 1955 and the second in 1962. Grouped with these additions is the northern block of the second Valley Park addition, which runs between Ridge Road and 38th Street. Residential inventory ranges from large single family residences, along Ridge Road, to multi-family at the northeast and southeast corners. This neighborhood was primarily associated with upper income households. These additions along with (3) should be considered for further review and a potential district nomination
5. Sunny Side: The original platting for this area dates back to 1889 and currently consists of a mixture of county auditor's tracts carved out for individual homes and a small platted addition. There are relatively few homes in this area
6. Tract housing: An assortment of additions along the west side of the survey area may be classified as tract housing for three reasons: First, there is a higher degree of uniformity among home designs than elsewhere in the survey area. Second, the streets are laid out in accordance with the Sioux Falls street grid. And finally, while there are some larger homes in the eastern section of this neighborhood, where it borders (5) and (2), the majority of the housing inventory

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was constructed for middle-class households and is smaller than that found in (2)-(5). A more in depth survey of this area may identify smaller sections that potentially qualify for district status, but the conclusion of this reconnaissance survey is that too few of the homes in this area built before 1972 retain their historic integrity.

The survey area represents a fascinating microcosm of residential development trends beginning between World War I and World War II and continuing on down to the mid-70s. None of the six areas identified is large enough to display the full range of characteristics associated with its period, but in each area enough characteristics are displayed to provide an instructive demonstration of the evolution of home design, planning, and zoning through the middle of the 20th Century. Two areas in particular merit additional surveys and consideration for nomination to district status.

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Project Details

Name: *Mid-century Modern Residential Architecture in South-Central Sioux Falls*

Description: *A reconnaissance level survey of the built environment between Phillips Avenue to the west and Cliff Avenue to the east, and between 33rd and 38th Streets to the north and south respectively.*

Location

County: *Minnehaha*

City: *Sioux Falls*

USGS Quadrangle: *Sioux Falls East*

Area: *Approx. 130 acres*

Time Frame: *April 2020 to September 2020*

Personnel: *Richard Jensen, preservation consultant*

Documentation: *DVD-ROMs containing all data furnished to SHPO and city of Sioux Falls. Printed survey reports furnished to SHPO and city of Sioux Falls. Individual property information entered into SHPO database. This information is also stored in the Dakota Preservation database, along with supplementary demographic and architectural information.*

Setting

Survey area land use was predominantly agricultural before World War II. Certain parts of the survey area had been platted as early as 1889, but there was no concentrated residential construction in this area until the 1930s. This development was neither dense nor well-planned and remained so throughout the time period covered by this survey.

< detail from 1937 USGS aerial photo & schematic of same showing land use >

< Sunny Side plat side by side with current plat >

The survey area was originally part of South Sioux Falls, which was a municipal entity distinct from Sioux Falls itself until 1955 when voters in both cities approved measures absorbing South Sioux Falls into Sioux Falls. The boundary between Sioux Falls and South Sioux Falls extended along 33rd Street.

South Sioux Falls' status as a separate municipality was viewed differently by the developers of the Sunny Crest and Smith-McGreevy additions. In the late 1930s, advertisements for Sunny Crest touted its location in South Sioux Falls, which had lower property taxes. However, the next residential addition in the survey area, the Smith-McGreevy addition, platted in 1953 and immediately east of Sunny Crest, was annexed to Sioux Falls voluntarily by its developers. This choice by the developers shows that there were decided benefits, at least to some, from being a part of the much larger Sioux Falls municipality.

Structure density is remarkably uniform in the fully built-out survey area. Single-family structures are most dense in the block bounded by Phillips Avenue, 35th Street, First Avenue, and 36th Street, where lot sizes are about .3 acres. The area of least density is Sunny Side, bounded by 35th Street, Carter Place, Ridge Road, 6th Avenue, 38th Street, and 4th Avenue, where lot sizes average .65 acres. Overall, there are 340 structures on approximately 130 acres (including streets), for an average lot size of .38 acres.

Population density is greatest at the northeast and southwest corners. But, as with lot sizes, the variation across the survey area is extremely uniform. Lot sizes are smallest in the southwest corner, and there are three duplexes along 1st Avenue here. In the northeast corner of the survey area, there are five duplexes along Cook Road, a sixth along 33rd Street, and five more duplexes along Big Timber Place. Additionally, there is a three-unit structure at the corner of Arcadia Road and Cliff Avenue, and another duplex at the corner of 38th Street and Cliff Avenue.

The duplexes along 1st Avenue, 33rd Street, 38th Street, and Cook Road share similar configurations and are approximately the same age, being constructed in the mid to late 1970s. The duplexes along Big Timber Place were built much later, in the early 2000s.

Of the 340 structures surveyed, 337 are residences, and 324 of these residences are single-family dwellings. The overwhelming majority of the single-family residences and some of the multi-family residences are owner-occupied.

Zillow provides square footage figures for 281 of the 324 single-family residences in the survey area. The smallest home that Zillow provides data for is 2909 S. 2nd Avenue, with 1,176 square feet quoted. The largest home is 909 Ridge Road, with 6,458 square feet quoted. Across the survey area, the mean home size is 2,627 square feet and the median home size is 2,494 square feet.

Both figures are significantly higher than the average square footage of a new home constructed in the 1960s, which ranged from 1,284 square feet in 1961 to 1,665 square feet in 1968. However, the overwhelming majority of ranch-style homes in the survey area were constructed with basements that were either partially or completely unfinished. Many homeowners finished their basements over time as their finances allowed. This additional basement space increases a home's size as reported by Zillow making comparison of home sizes reported in 2020 with home sizes reported in 1965 somewhat problematic.

Additional caveats with respect to Zillow data are also warranted. Not every home has square footage reported on Zillow, and the source of these figures is not disclosed, thus the figures may not be wholly comparable between properties.

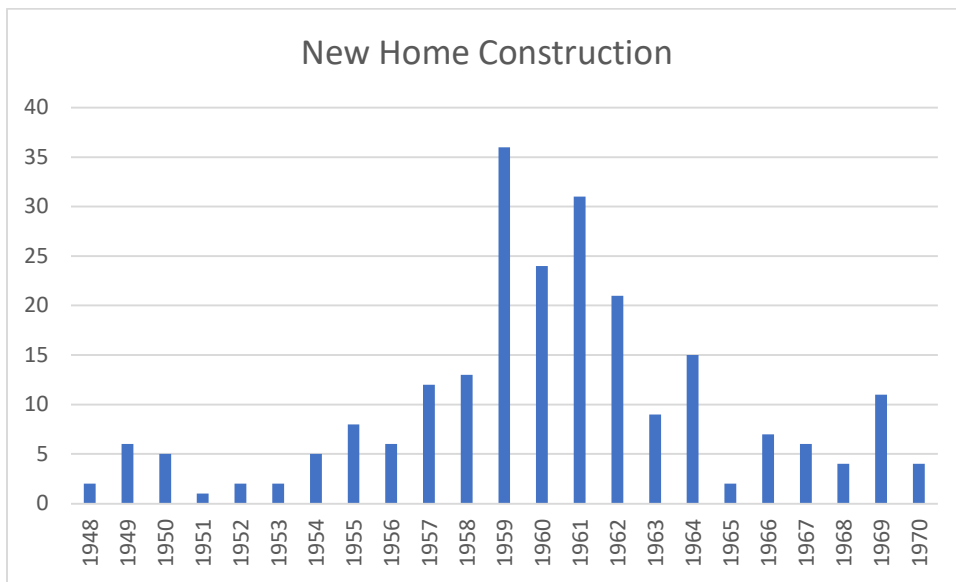
However, unless the average home constructed in 1968 had 800 square feet of unfinished space, the median home size in the survey area is higher than that of the country as a whole. The median home size for the survey area is also significantly larger than the average size reported for new home starts in Rapid City in the 1960s, which ranged between 1,181 square feet and 1,551 square feet, with an average of 1,259 square feet. Data for Sioux Falls has not been compiled.

Construction year data is not available for properties in the survey area. The table below shows the number of structures built in each decade, along with that figure as a percentage of all structures in the

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survey area for which the construction year is provided. The chart presents new homes constructed by year during the focal period of this survey, 1945-1970.

Decade	New homes	Pct.
1900-1940	7	2.3%
1941-1950	14	4.7%
1951-1960	109	36.3%
1961-1970	110	36.7%
1971-1980	43	14.3%
1981-1990	2	0.7%
1991-2000	2	0.7%
2001-2010	11	3.7%
2011-2020	2	0.7%
Total	300	100%



For the period that this survey is most concerned with, 1950 to 1975, a variety of home styles were built in the survey area.

Style	Inventory	Pct.
Split-Level	50	31%
Ranch	60	38%
Tri-level	30	19%
Contemporary	20	13%
Total	160	100%

Survey Methodology

Personnel

<my qualifications>

Dates

Properties were surveyed on foot between April and September, 2020. Photographic documentation was performed in May and October. The final report was presented to the Sioux Falls Board of Historic Preservation (BOHP) on _____. The neighborhood meeting was held on _____ at _____.

Objectives

1. Perform a reconnaissance level survey of resources of Mid-Century Modern homes in conformance with the guidance of the Board and the *South Dakota Historic Resource Survey Manual* of all properties in the study area constructed in and prior to 1970.
2. Research legal records and other documents for properties including City, county, and SHPO records.
3. Document the historical contexts of the survey area's development relevant to the South Dakota Historic Contexts listing.
4. Document historically significant events, people, or other known significant associations to each structure.
5. Document the age, architectural style and form, historically significant architectural characteristics of each structure, and character-defining features of the neighborhood as a whole.
6. Document known physical alterations and modifications to each structure.
7. Document the current physical state by means of digital photographs. A minimum of two photographs per structure will be taken.
8. Complete the South Dakota Historic Sites Inventory Form for each structure.

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9. Submit the Historic Sites Inventory Form to SHPO with their coordination via the approved electronic process.
10. Make a recommendation in the survey report of areas that should be considered for an intensive-level survey and/or nominated to the National Register of Historic Places as a historic district. Individual properties should be identified as potentially contributing or non-contributing with justification.
11. Prepare a final survey report upon completion of the survey.
12. Present at a neighborhood meeting at the conclusion of the survey process.
13. Present final report to the Board of Preservation at a regular meeting.

Sources

Aerial photography and topographic maps were obtained from the USGS.

Home areas were obtained from Zillow searching by address

Lot boundaries, structure outlines, legal descriptions, owner information, year of construction, and other GIS data were downloaded from the city of Sioux Falls' GIS portal

Ownership histories, plat information and deed restrictions were obtained from the Minnehaha County Register of Deeds office.

Past issues of the *Argus Leader* were accessed through newspapers.com

Homeowner names and occupations were obtained from Polk City Directories. 1945-1960 directories were accessed via ancestry.com. 1965 and 1970 directories were reviewed at the Sioux Falls Public Library. Information from the 1975 directory was obtained through Siouxland Heritage Museums

Primary reference works:

A Field Guide to American Houses, Virginia Savage McAlester

Architectural History in South Dakota, Stephen Rogers, Lynda Schwan

Borderland: Origins of the American Suburb 1820-1939, John R. Stilgoe

Crabgrass Frontier: The Suburbanization of the United States, Kenneth T. Jackson

Modern Residential Architecture in South Dakota, 1950-1975, Cultural Resource Analysts, Inc.

Post-World War II Architecture in South Dakota, Michelle L Dennis

Research Design

To obtain a comprehensive picture of the survey area over time, several lines of research were pursued.

The survey area was covered on foot, with photographs taken of individual structures and streetscapes.

Modern Residential Architecture in South Dakota and *A Field Guide to American Houses* were the principle sources consulted during preparation of individual property descriptions.

Borderland was a significant source of information on the background of the Sunny Crest development, especially its deed restrictions. *Crabgrass Frontier* and *A Field Guide* were the principle sources consulted for post-war developments.

Zillow was used to build a database of home sizes that was used throughout the survey area.

These sources placed the survey area within regional and national contexts.

To place the survey area within local context, further research was required. The *Argus Leader* archive was searched by address, yielding information about residents, architectural history, the advertising used to market homes in the survey area, and other subjects relevant to the survey.

1970 was used as a benchmark year for analysis of homeowner occupations. This year was chosen as a compromise between a later date which would capture more homes but would also include more second or third homeowners, and an earlier date which would capture more of the survey area's original home owners, at the expense of completeness.

By the end of 1970, 272 homes had been constructed in the survey area. This represents 84% of all single-family homes in the survey area. In 1970, the median home in the survey area was ten years old. By 1980 all but two lots in the survey area had been filled, however the median home in the survey area was now 18 years old.

Names were taken from the street index of Polk's City Directory for 1970. These were cross-referenced with alphabetical listings in Polk's City Directory for 1960. Polk's City Directories often listed both the occupation of the head of household as well as their employer. Occupations and places of employment were pulled from 1960 as a means of approximating the occupation of a new home buyer at the time of construction. 1960 was selected because the median year of construction for homes in 1970 was 1960. The mean year of construction in 1970 was 1959.

Where the homeowner was listed as a widow in 1960, earlier directories were consulted to determine the husband's occupation. Where the homeowner was listed without an occupation, earlier directories were consulted to determine if this individual was retired and, if so, from where.

Individuals who were not listed in the 1960 city directory were looked for first in the 1965 city directory and finally in the 1970 city directory. The owners of a few properties on Ridge Road were obtained from the 1975 city directory.

Occupations were sorted using two criteria, job category and sector of employment.

Type of work categories were:

- Blue Collar
- Partner
- Professional
- White Collar
- Owner
- Administrative
- Executive
- Religious
- Sales
- Elective

As an example, "Professional" would include engineers, physicians, dentists, and accountants. "Executive" positions include president, vice president and secretary/treasurer. While "partner" and "owner" are not job categories, strictly speaking, they were included in the job category because they are positions that determine social status in a manner very similar to one's occupation.

Sectors used were:

- Transportation

Legal
Financial
Automotive
Medical
Manufacturing
Retail
Education
Construction
Communications
Religious
Utility
Wholesale
Hospitality
Agriculture
Real Estate
Government
Service

“Communications” includes individuals who worked for the *Argus Leader*, as well as local radio and TV stations. Insurance and accounting firms are included in the “Financial” sector. There was one architect in the survey area in 1970. He is classed as a “Professional” in the “Construction” sector.

Owner occupation data furnishes evidence of the social stratification and separation that occurred in the three decades immediately following World War II. Restrictive residential developments that were popular between the wars fell out of favor. Instead, lot prices and, to a lesser extent, lot sizes were used to sort home buyers by income. Post-war developments were characterized by their size and their homogeneity, and the Arcadia Heights addition in particular exemplifies this.

The Minnehaha County Register of Deeds office provided important information about the dates when additions were platted, and whether these additions were re-platted over time. The Register of Deeds office was also the source for the deed restrictions that were imposed on homeowners in the Sunny Crest addition, as well as Riverview Heights, the addition on which it was patterned.

Background

Discussion of the background of the survey area begins with land-use prior to residential development. A few small traces remain of the original use of the survey area, ironically enough in the section of the survey area that has the oldest plats, the Sunny Side addition, traces of which remain in the center of the survey area.

The survey area is part of the 28th section of Sioux Falls township. In the 28th section, 33rd Street corresponds approximately to the half-section line running east to west. Cliff Avenue marks the section boundary to the east, Minnesota Avenue bounds the section to the west and 41st Street corresponds to the south boundary where it runs east to west. The boundary continues along an imaginary extension of 41st St.

Phillips Avenue, which bounds the survey area on the west, corresponds roughly to the western north-south quarter section line. The southern boundary of the survey area is dictated principally by terrain. As early as 1913, the survey area had been subdivided into two 20 acre tracts, a ten acre tract and six five acre tracts. The balance had been platted for development as early as 1889. The oldest home in the survey area was constructed on a ten acre holding near the center of the survey area along 33rd Street in 1900.

<1889 plat maps>

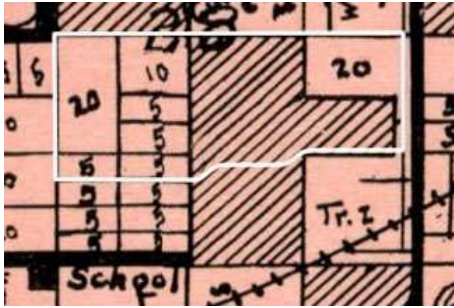


Figure 1

By 1929 the holdings in the northwest corner of the survey area had changed, with two of the five acre tracts from 1913 being combined into a single tract owned by Julia Keeler. Her ownership of this land would influence the development of the southwest corner of the survey area.

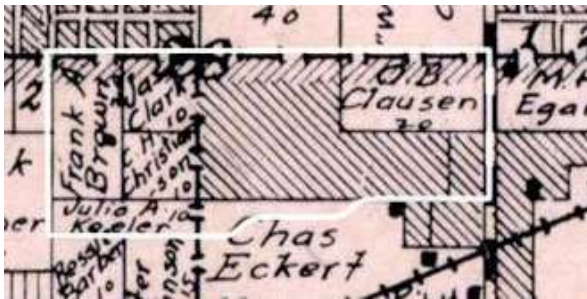


Figure 2

Aerial photographs from 1937 show that much of the land in the survey area was still devoted to row crops. By this time, four homes had been constructed near the center of the survey area, in the Sunny Slope addition, and three homes had been constructed at the northwest corner of the survey area along 33rd Street. A fourth home along 33rd Street was located at the northeast corner of the survey area at the intersection of 33rd and Cliff Avenue.

The further development of the survey area will be considered according to the divisions outlined in the abstract.

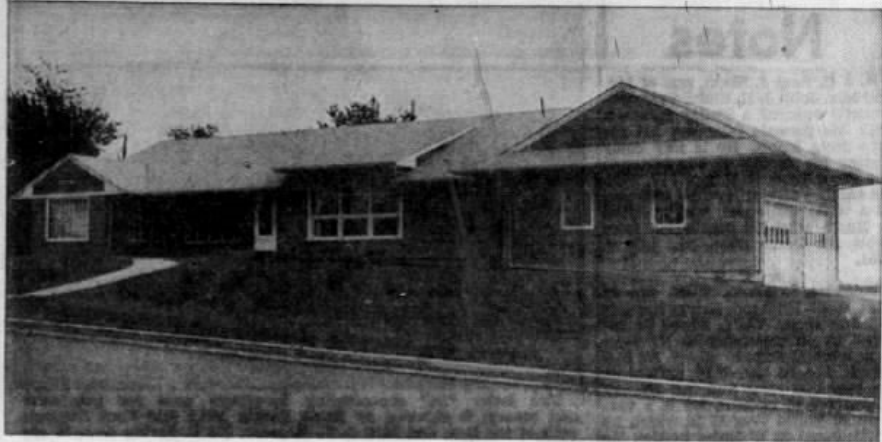
Unplanned Development

This area, at the northwest corner of the survey area, has been subdivided into six distinct tracts in a county auditor's subdivision. These tracts do not correspond directly to the current property lines. There are 12 homes in this area. 121, 201 and 211 were constructed in the 1930s, 101 was constructed in

34th Street was constructed circa 1957/58 along the south side of the survey area, as part of the Grandview Addition. With the opening of this street there was an opportunity for homes to be constructed at the back of the holdings of homeowners along 33rd. <research ownership of these parcels – did the developer of Grandview purchase this land for development as well?>

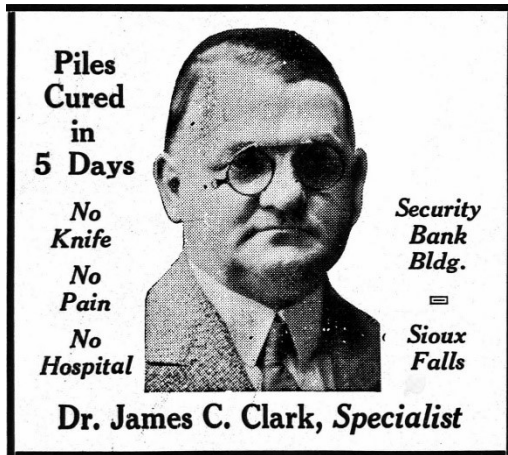
Sunny Crest

Clark married soon after obtaining his degree and by 1910 was in general practice in Wall. He had moved to Mount Vernon by 1916, and in 1917 opened a practice in Sioux Falls. His first wife died shortly after he moved to Sioux Falls. Clark remarried in 1921, and by 1926 he had moved to the house at 303 E 33rd Street naming the house "Sunny Crest." At this time, Clark began heavily advertising a five-day cure for hemorrhoids, apparently a treatment that involved injections of alcohol and bed rest. From 1926 to 1934 he described himself as a specialist in "Diseases of Women." In 1933 he added clinic facilities to his home and starting in 1935 he described his practice as "limited to rectal diseases."



RAMBLER WITH VIEW—Standing as it does on high ground, the Dr. Robert R. Donahoe home at 101 E. 33rd St. commands a fine view of surrounding area. The exterior view of the 83x38-foot home does not fully represent the interior spaciousness which includes a 15x30 living room, three bedrooms, nursery and den. On the rear of the house is a screened porch, reached through doors on either side of the fireplace on the south wall of the living room.

—Photos by Tom Jellema



Clark's name is found frequently in the *Argus Leader* from the 1930s to the 1950s in connection with Ducks Unlimited and the Izaak Walton League. In <insert date> he received front page coverage in the *Argus* for a speech promoting isolationist and almost xenophobic policies.

In <fall?> of 1938, Clark platted the Sunny Crest addition, a restricted residential district in South Sioux Falls.

The first modern restricted residential district in the United States was Forest Hills Gardens, in Queens, New York. It was platted in 1905 by the Sage Foundation, although restrictions were not codified until 1911. Other notable restricted residential districts included Shaker Heights near Cleveland, Ohio, and Shawnee Place in Fort Wayne, Indiana.

Shawnee Place was the focus of "Developing a Restricted Home Community," which appeared in *American City* in 1916, and from that point onward, 'restricted residential districts' became increasingly popular in the United States.

Although deed restrictions had existed in one form or another since 1837, the interwar period was the heyday for this form of development.

Sunny Crest was the fifth restricted residential district in Sioux Falls. The first was Riverview Heights, a development between 18th and 22nd Streets off Kiwanis Avenue. Riverview Heights was platted in 1926<?>. Shortly afterward, Columbia Heights was platted on the land immediately west. Together, both developments covered about 160 acres. Pettigrew & Tate's 9th, a smaller restricted residential district between 28th and 30th Streets and Center and Phillips Avenues, was also platted in 1926. In 1932<?>, the W.L. Baker addition, similar in size to Riverview Heights, was platted between 21st and 26th Streets and 4th and 7th Avenues.

Development restrictions took many forms. At a minimum most developments mandated a minimum price for the home to be constructed. The latest possible dates that home construction could begin and conclude were often included as well.

Early restricted developments frequently included minimum setbacks from property lines and limitations on land usage that were eventually replaced by comprehensive community-wide zoning statutes.

The restrictions attached to lots sold in the W.L. Baker and Pettigrew & Tate's additions were fairly limited, specifying minimum standards for construction quality and home size. Restrictions on lots sold in Riverview Heights, however, went farther. Along with minimum standards for construction and limits on land use, Riverview Heights placed restrictions on the occupations of homeowners and prohibited the sale of any property to a member of the "Negro" or "Mongoloid" race.

Restrictions on lots in Sunny Crest were plainly patterned on those of Riverview Heights. However, Dr. Clark went beyond prohibiting the sale of property to "Colored" people. Sunny Crest deed restrictions prohibited "colored" people from even *staying* on the property, and Clark's early ads for Sunny Crest gave prominence to this fact.

Dr. Clark's politics and his medical practice were products of his time and place, and the restrictions he imposed on the Sunny Crest neighborhood likewise reflect the spirit of the times. Even so, fewer than 250 people out of almost 41,000 Sioux Falls residents were identified as Black in the 1940 U.S. census. The prohibition against "colored" people seen in Riverview Heights and Sunny Crest seems to have been motivated more on the basis of general prejudice than any perceived threat of upwardly mobile minority populations.

LOTS FOR SALE 20 (Continued)

Hollister-Spranger Realty Company
 announce the opening of
SUNNY CREST ADDITION
 to
SOUTH SIOUX FALLS
 SOUTH OF 33rd STREET BETWEEN 2nd AND 4th AVENUES
 BETTER KNOWN AS THE DOCTOR JAMES C. CLARK PROPERTY

Choice, Modern Homesites
 City Water, Electric Lights, Excellent Contour, Deep Soil and Good Drainage

Attractive Views
 Every lot on this plat has a view of several miles of the beautiful Sioux River Valley, and also overlooks the City of Sioux Falls.

Low Taxes
 This district being in South Sioux Falls Village, taxes are at least 70 percent less than in Sioux Falls proper.

Restricted District
 Minimum building \$8,000.00—No Livestock, No Poultry, No Commercial Enterprises, No Colored People, No Apartments, No Duplexes, No Subdivision of Tracts.

Only 24 tracts in this addition, two have been sold and at this time a new home is under construction on tract one, block three.

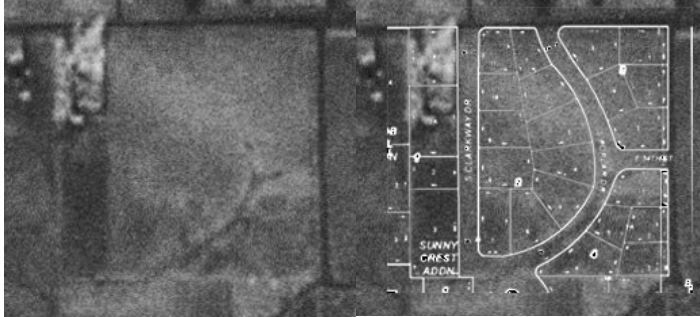
Drive out, observe this location from every angle, look for the large sign which shows the size and location of these tracts.

Hollister-Spranger Realty Company
 204 West 9th Street Phone 169

In contrast with deed restrictions and advertising that fell out of favor after World War II, ultimately becoming illegal only a few years after Dr. Clark died in 1961, the layout of Sunny Crest shows a respect for natural terrain that was not fully appreciated at the time.

There are no USGS topographical surveys for Sioux Falls before 1958, and the first 7.5 minute quadrangle dates from 1962, thus topography must be inferred from aerial photographs, which give a sense of the landscape through highlights and shadow as well as darker traces of streams and draws where water may be present, or the ground may be wetter and darker than the surrounding heights.

Aerial photography from 1937 shows a draw on the Clark property that corresponds almost exactly to the path of Poplar Drive. In contrast to the other developments in the survey area, which conform to terrain only where forced to by steep hillsides, Sunny Crest was developed with minimal change to the landscape.



Right-of-way for the streets in Sunny Crest is only 50 feet, while the streets themselves are only 24 feet wide. Both streets and rights-of-way are significantly narrower than other developments in the survey area.

Sunny Crest was divided into 24 lots of varying size. Many of these lots were rather small for the type of home that Clark required, so it is not surprising that one home in the addition is sited on three lots, while four homes sit on two lots and two homes sit on a lot and a half each.

Two homes were built before the U.S. entered World War II, and seven before 1950. By 1953, there were sixteen homes in the development and only two lots remained. Homes were built on these lots in 1958 and 1962. In 2012, one of the original homes was demolished and replaced.

Average home size in Sunny Crest, based on Zillow data, is 3,011 square feet, larger than the average home size for the full survey area.

Of the 18 homes in Sunny Crest, 14 would likely qualify as 'contributing' in a district with boundaries matching those of the development. District designation should be sought in order to preserve an example of a restricted residential development. Features that are relatively unusual include the narrow streets, the placement of pillars with ornamental basins at the corners of the district along 33rd Street, and the care with which the layout of the development was matched to the existing terrain.

Restricted residential developments fell out of favor somewhat in the postwar residential construction boom. Covenants that restricted land use and specified property line setbacks were replaced by comprehensive zoning programs, while limits on the race and occupation of property owners were deemed unconstitutional. Where restrictions survive, they are principally aesthetic and are applied to new construction.

Smith-McGreevy

The Smith-McGreevy addition was platted by the <Security National Bank> in 1953, and was annexed to the city of Sioux Falls at the time it was platted. It is a ten acre development, similar in size to the Sunny Crest development immediately west of it.

The Smith and McGreevy after whom the addition is named lived at 2500 S. 4th Avenue and 2505 S. Mary Knoll Drive, respectively. Kevin E. Smith was an executive in a family-owned insurance agency, while John V. McGreevy was a physician and part of the McGreevy family of physicians that formed the McGreevy clinic now part of the Avera health system.

It seems likely that the Smith family provided the financing for the development of the addition, as Kevin Smith was in the Air Force in 1952.

Mary Knoll Drive was apparently named after both Kevin Smith's wife and a daughter of John McGreevy.

The Smith-McGreevy addition filled rapidly. Five years after platting, fourteen of the sixteen lots in the addition were occupied. The final houses were constructed in 1959 and 1964.

With an average reported home size of 3,059 square feet according to Zillow, the typical residence in Smith-McGreevy is very similar to that of Sunny Crest. However, Smith-McGreevy was not a restricted residential district. The demographic profile of Smith-McGreevy the first homeowners in Smith-McGreevy was, as may be expected, also similar to Sunny Crest.

That similar results were achieved by different means reflects the changing dynamic of post-war development.

Dr. Clark used Sunny Crest's location in South Sioux Falls as a selling point, stressing that municipality's lower property tax burden. In contrast, the developers of Smith-McGreevy petitioned to annex their development to Sioux Falls two years before Sioux Falls and South Sioux Falls merged.

This was done in part because Sioux Falls zoning was far more comprehensive than that of South Sioux Falls. By joining the larger city, several of the deed restrictions in Sunny Crest would be handled by the city through the building permit process. Further, the enforcement of zoning infractions was handled by the city administration through established procedures. Violations of the deed restrictions in Sunny Crest needed to be handled by a home-owner's association through civil process that had to be initiated from scratch with each offense.

The other gate-keeping mechanism that developers of Smith-McGreevy used was lot size. Lot size in Sunny Crest varies significantly, and suggests a certain inexperience with residential development. Lot size in Smith-McGreevy is likewise somewhat idiosyncratic, but the lots are, on average, larger than those of Sunny Crest. The smallest lot in Smith-McGreevy is about 13,000 square feet, three thousand square feet larger than the 10,000 square feet of the smallest lot in Sunny Crest.

Smith-McGreevy is divided into 17 lots, and with the exception of an adjustment to a side property line in one location and an adjustment to a back property line in another, current property lines match the original lot boundaries.

Lot size was an effective method of controlling homeowner demographics. Larger lots were more expensive, and the ability to purchase a larger lot implied the ability to construct a larger home, both of which were effective means of sorting new home buyers by income and, indirectly, race and ethnicity.

The other means by which Smith-McGreevy achieved the same aims as Sunny Crest was the absence of spec housing. Smith-McGreevy was not developed by a homebuilder. A common thread uniting the

developments along 33rd is that none of them were developed by homebuilders. Bare lots were sold individually.

A search of *Argus Leader* archives shows no advertisements for homes in Smith-McGreevy described as new construction, implying that none of the homes were built speculatively. Each home was built for a specific buyer.

The sale of bare lots required new homeowners to find, hire, and supervise their own contractors. They would also have to purchase new appliances and choose floor coverings and wall colors. This was an intimidating endeavor for many first time homeowners. These were more often drawn to developments like Valley Park (q.v.), where a home that was perhaps smaller and less distinctive than what they could afford, on a smaller lot, could be purchased ready to occupy, complete with a sodded yard, modern appliances, wall to wall carpet and garage.

In many ways, the development of the Smith-McGreevy addition and the nearby Arcadia Heights additions form a single narrative stretching from 1953 to 1979. For this reason, this addition should be considered for nomination as a historic district along with the Arcadia Heights additions described below. Of the 17 homes in this addition, 15 would, based on preliminary assessment, qualify as contributing properties in a district containing this addition as well as a substantial part of the Arcadia Heights additions.

One of the characteristics of the survey area is the number of small developments that were undertaken by individuals with little or no experience in construction. This type of development has become far less common, both nationally and regionally. The example par excellence of large-scale post-war development is Levittown, but even in Sioux Falls, developments like Crestview, located about a mile from Arcadia Heights at the corner of 49th Street and Cliff Avenue drew homebuyers with demographics very similar to Arcadia Heights. Crestview was platted and developed by Ronning, a home builder that furnished turnkey construction for upper income home buyers with more profit per square foot than could be achieved by a landowner acting as his own developer.

The postwar construction boom led to a variety of specializations, both in terms of equipment and skills. Small general contractors could not effectively carry out all of the aspects of infrastructure build-out. The excesses of the early postwar period led to increased local, state and national regulatory oversight, with penalties for noncompliance, even where the developer acted in ignorance and good faith. Greater creativity by developers mitigated the cookie-cutter aspect of neighborhoods where homes were sold complete. This made turnkey home construction more attractive to upper-income buyers.

This arrangement was more efficient and thus could deliver a comparable product at a lower price than a landowner acting as a developer. In the best case, landowners had the option of drawing on the assistance of a real estate brokerage, which could assist with the necessary aspects of platting, determining lot sizes and eventually, advertising.

Arcadia Heights

Thomas Cook was an executive at the Electric Supply Company, a firm that specialized in selling to contractors and industry. In 1943, he purchased an acreage at the corner of 33rd Street and Cliff Avenue. Part of it had been platted for housing in the late 1880s, but no development had occurred and with the

exception of the homestead portion, the land was in crops. The Cooks likely leased the land rather than farming it themselves.

The Sunny Crest development near their property had only two homes on it when they purchased their property, but by 1953 it was nearly filled and the 10 acre parcel between Sunny Crest and the Cook property had been platted as the Smith-McGreevy Addition (q.v.). The Cooks apparently decided that the time was favorable for development of their parcel as well.

They began modestly that year with the Sunnyslope Addition, a single block with only five lots on it across Carter Place from the Smith-McGreevy Addition. In 1954 they platted a much larger addition, Arcadia Heights. The two Arcadia Heights additions would eventually have 112 lots on seven blocks. However, the Cooks platted the development in stages.

The street layout in the 1954 plat remained largely unchanged through construction. The only change was the rerouting of Arcadia Road from a curve where it became Ridge Road to an intersection with Ridge Road and a continuation on to Cliff Avenue. Lots were platted block-by-block.

Thomas Cook died in 1958, and from that point on his daughter Helen seems to have been the principal agent overseeing development of the neighborhood.

The second Arcadia Heights addition was platted in 1962 and it adjusted the route of Arcadia Road and added Cook Road as well as the block between them.

Arcadia Heights and Sunnyslope, combined, cover about 50 acres. Residences scale upward as the distance from Cliff Avenue and 33rd Streets increases, and this is not coincidental.

Lots on the south side of Ridge Road commanded an impressive view of the Big Sioux River valley at the time they were platted, and homes along that side of the street average <.....> square feet, per Zillow. The highest average in Arcadia Heights.

Although 33rd Street was not particularly busy when the neighborhood was platted in the mid 50s, it was apparent that, as a half-section road and a through-street, it would become busier as the city grew. Lots along 33rd Street are, on average, the smallest in the addition, and the homes along this stretch have an average area of <.....> square feet, which is also the smallest in the addition.

The curvilinear layout of 34th and 35th Streets was, unlike that of Sunny Crest, neither dictated nor a response to the existing terrain. Rather these streets were curved in keeping with trends in residential layout that had become firmly rooted in the interwar period. There were two advantages to curved streets: They discouraged use of the street as thoroughfare and they provided more visual interest than a straight street, especially before the trees in the subdivision reached maturity.

Homes in the Arcadia Heights subdivision were routinely described as “executive” as early as 196X. This marks a subtle stratification of middle-class housing inventory into two classes. Smaller homes for lower-middle-income earners were built in a very different fashion than these ‘executive’ homes which, as described in the Smith-McGreevy section above, were often designed for—and with significant input from—the homeowner. Yet, many of these homes and homeowners cannot be readily classified as wealthy in the sense of holding extensive assets—the exception being the homes along the south side of Ridge Road.

Arcadia Heights was a neighborhood of business owners, medical professionals and attorneys. Of the <XX> individual residences in Arcadia Heights, <XX> of the homeowners in 1970 could be classed as business owners, executives or partners. <XX> worked in the medical profession, principally as physicians and dentists. <XX> worked in the legal field and <XX> worked in finance and insurance.

These individuals could afford to buy homes that would have almost qualified as mansions a generation before.

A combination of factors worked in favor of all home buyers in this period. The first was the acceptance of long-term mortgages which were guaranteed by the federal government. Initially a New Deal program, these mortgages were also offered by the VA and the USDA after World War II. Long-term mortgages also became the standard form for private sector home financing in the 1950s (?). In <XXXX>, the federal government chartered <XXXXXXXXXX> and <XXXXXXXXXXXX>, which extended implicit federal backing to private sector mortgages as well as the federal programs already covered.

Two aspects of construction contributed significantly to a reduction of the amount of labor required per square foot. The first was the development of sheet goods, especially plywood and drywall. Plywood was sold in four foot by eight foot sheets, which replaced about 64 board feet of the nominal 1x6 wood which had been used for subflooring and wall and roof sheathing. Similarly, drywall, a standardized product which replaced plaster-and-lath construction reduced the amount of labor required to finish walls and ceilings. Rolls of carpet, linoleum and similar goods increased in size, both in terms of width and length, resulting in significant labor savings.

The other aspect of construction that significantly increased worker efficiency was the increased use of power tools. Pneumatic nailers were especially effective at reducing the amount of time required for framing and many aspects of finish carpentry.

Although the role of the automobile in the development of the mid-20th century suburb has been well-documented, its impact in this area of Sioux Falls was likely minimal. Sioux Falls was never large enough to have a mass-transit system with high ridership that influenced the development of earlier outlying areas. Further, access to this section of Sioux Falls was not improved by the construction of limited access roads or freeways, which were instrumental in opening up vast tracts of outlying area for development in larger metropolitan areas. I-229 may have played a meaningful role opening up development similar in character to Arcadia Heights along south Cliff Avenue, but the draw for the lots in Arcadia Heights was that they were already easily accessed.

The single-family section of Arcadia Heights was almost completely built out by 1970. When Cook Road was constructed in 1975<?>, lots along the southwest side of the street were used for duplexes.

After zoning became an accepted part of civic administration in the mid-20th century, planners noted that the boundaries between significantly different uses, such as single family residential and retail commercial, tended to deteriorate. Thus, beginning in the late <??>, planners began to develop transitional spaces between disparate uses. The presence of duplexes here at the edge of the Arcadia Heights neighborhood is an example of this, as nearby Cliff Avenue is a major thoroughfare, five lanes wide, and the large Lincoln High School campus is immediately across the street. Similar development can be seen in the southwest corner of the survey area, and is covered in the tract housing section (q.v.)