United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
   Historic name: Cathedral Historic District (clarification of Contributing/Non-Contributing status; additional documentation)
   Other names/site number: Sioux Falls Historic District (formerly)
   Name of related multiple property listing: N/A
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: Roughly bounded by W. 4th Street, Spring Avenue, W. 10th Street, Prairie Avenue, W. 6th Street, and Summit Avenue
   City or town: Sioux Falls
   State: South Dakota
   County: Minnehaha
   Not For Publication: 
   Vicinity: 

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   ___national ___statewide X local
   Applicable National Register Criteria:
   X A X B X C D

Signature of certifying official/Title: __________________________ Date __________

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: __________________________ Date __________

Title: __________________________ State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

__ entered in the National Register
__ determined eligible for the National Register
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain:)

__________________________

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [X]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only one box.)

Building(s) [ ]

District [X]

Site [ ]

Structure [ ]

Object [ ]
Cathedral Historic District (2022 update)  
Minnehaha County, SD  

Name of Property  
County and State  

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

<table>
<thead>
<tr>
<th>Category</th>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>buildings</td>
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<td>140</td>
</tr>
<tr>
<td>sites</td>
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<td>0</td>
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<tr>
<td>structures</td>
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</tr>
<tr>
<td>objects</td>
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<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>62</strong></td>
<td><strong>141</strong></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register  **145**

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6. **Function or Use**  

**Historic Functions**  
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- RECREATION AND CULTURE/museum

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**Current Functions**  
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- RECREATION AND CULTURE/museum

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Sections 1-6 page 3
7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Gothic
LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Shingle Style
LATE 19th AND 20th CENTURY REVIVALS: Colonial Revival
LATE 19th AND 20th CENTURY REVIVALS: Classical Revival
LATE 19th AND 20th CENTURY REVIVALS: Tudor Revival
LATE 19th AND 20th CENTURY REVIVALS: Mission/Spanish Colonial Revival
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Prairie School
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the property: ___WOOD: weatherboard___
___WOOD: shingle___
___STONE: Sioux quartzite___
___CONCRETE___
___ASPHALT___

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
The Sioux Falls Historic District was first listed in the National Register of Historic Places in 1974, and the name was amended to the Cathedral Historic District in 2011. This update sets a period of significance, clarifies the contributing or non-contributing status of resources, documents resources with more specificity, adds documentation of secondary structures, and incorporates and expands upon the historic context from the original nomination. No change is proposed to the district boundary.
Cathedral Historic District (2022 update) Minnehaha County, SD

Name of Property

The Cathedral Historic District consists of seventeen rectangular blocks, and six half-blocks, which are divided by alleys. About three-fourths of the district sits upon a hill that overlooks the commercial downtown to the southeast. The district slopes to the east and levels off at the eastern boundary at Spring Avenue. The entire district is lined with elm, oak, and pine trees, which form an important element of the setting. The trees were planted on the once open landscape as construction progressed and have grown up with the district. The entire district has sidewalks and rounded curbs.

The period of significance corresponds with the highest period of original construction from 1872 to 1926, during which 175 of the 203 extant buildings were constructed.1 The boundary also includes ten resources that were built between 1927 and 1950, eleven that were built from 1951 to 1970, and twelve that were built between 1971 and 2016. The major historical architectural styles include Italianate, Queen Anne (in Spindlework, Patterned masonry, and Free Classic variations), Colonial Revival, Craftsman, and Prairie Styles.2

Of houses with alterations, the replacement of siding has been a common type of alteration. There are some cases where the new siding was installed without obscuring other architectural details and designs so that those houses still have sufficient integrity to contribute to the historic district. Other properties have lost vulnerable features like porches, but many had already lost them prior to the original listing of the historic district and the extant architectural features of these houses retain sufficient integrity to contribute to the district. A few properties have moved in and out of the district after review under the state law concerning state and local government actions that could affect historic properties. One at 535 N. Summit Ave. was moved out of the district to a site in Hartford, S.D., and another at 301 N. Duluth Ave. was moved into the district from the corner of W. 12th St. and Minnesota Ave. In cases where there have been a combination of alterations—such as replacement siding, windows, roof material or shape, or the loss of significant features—of a property built within the period of significance, these properties have been determined non-contributing to the district. There are 147 contributing primary buildings in the district, fifty-seven contributing secondary buildings, fifty-eight non-contributing primary buildings, and eighty-two non-contributing secondary buildings. There are additionally two contributing sites (stone alley and stone street), one contributing set of objects (stone hitching posts), and one non-contributing set of objects (concrete district markers from 1975).

The original 1974 nomination used a letter grade system of classification for houses in the district. The grade was based on an evaluation of architectural integrity, its relationship to other structures in the district, and the presence of alterations or additions. At that time, thirty-five were graded A (16%), one hundred and three were graded B (46%), fifty-one were graded C (23%), twenty-one were graded D (10%), and thirteen were graded F (5%). In the current update to the nomination, the nomenclature for classification is updated to “Contributing” or “Non-Contributing.” Each house was re-evaluated in a 2009 survey of the district and through periodic field checks while the update has been in process. Since 1974, thirty-seven properties have been demolished, including one home originally listed with an A grade and twenty-one with a B grade. Over nearly fifty years, with 175 primary buildings extant from the period of significance and 147 of these that retain historic integrity to contribute to the district, the Cathedral Historic District retains integrity to convey its historic significance to the city of Sioux Falls’ residential neighborhood development, significant individuals, and architectural history.

1 Primary resources include houses and other buildings with addresses, and the few historic sites and objects in the district. Secondary resources include the carriage houses and garages.
Narrative Description

The descriptions here are given in order of avenues from east to west starting with the southernmost address to the northernmost numerically, and then the streets from north to south starting with the easternmost address to the westernmost numerically. Secondary buildings and their eligibility statuses are noted with the associated main description. Where applicable and known, clarifications to earlier recorded addresses are noted in the description for that property.

Unless other sources have been identified in the course of research, construction dates are taken from the records of the Minnehaha County Equalization Office. Where available, photos from a 1975 survey by the State Historic Preservation Office were used to determine the integrity of the house at the time of listing. Other information on past changes to the houses was taken from historic Sanborn Fire Insurance maps from 1898 to 1950, as well as historic photographs in the collections of the South Dakota State Archives in Pierre and, in Sioux Falls, the Siouxland Heritage Museums and Center for Western Studies. In recording secondary buildings, Sanborn Insurance Maps and other resources were used to determine as best as possible whether a garage was built within the period of significance and retained sufficient integrity to contribute to the history of the district.

South Spring Avenue

121 S. Spring Avenue Contributing MH00600217 1908
This two-story Foursquare house has a pressed stone foundation and vinyl siding. It has an asphalt-shingle hip roof with wide overhanging eaves boxed with vinyl and an interior brick chimney on the north slope of the roof. On the east façade, there is a partially enclosed, one-story, full-width porch with two sets of paired wood windows. The porch also has a hipped roof and wide boxed eaves. The entrance is located off-center to the north and has a modern single-leaf door. It has two one-over-one windows on the second story. All the windows have simple, dark wood surrounds and aluminum storm windows. (Listed in original nomination as C)

Secondary: Non-Contributing
Behind the house to the west, there is a gable-roof three-stall garage with overhead doors built sometime after 1950.

115-117 S. Spring Avenue Non-Contributing MH00600188 1977
This two-story split-level apartment building is the mirrored twin of 111-113 S. Spring Ave. There are sidewalks between them, with parking to the north and west. It has a concrete foundation, wide board siding laid horizontally on the walls and vertically in the gables, and an asphalt gable roof with wide boxed eaves. On the east façade, there are two columns of paired vinyl windows with panels of irregular shingle siding between the stories. The entrance to the building is on the north elevation and is located near the garage connection. Also on the north elevation, there are one-over-one windows and a vertical panel of decorative shingles. On the west elevation, there is a garage with two single-bay overhead doors. (New construction since original nomination)

3 Date from county records; does not appear on Sanborn maps until 1924.
Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property  County and State

111-113 S. Spring Avenue  Non-Contributing  MH00600189  1977
This two-story split-level apartment building is the mirror of 115-117 S. Spring Ave. It has a concrete foundation, wide board siding laid horizontally on the walls and vertically in the gables, and a gable asphalt roof with wide boxed eaves. On the east façade, there are two bays of paired vinyl windows with panels of irregular shingle siding between the stories. The entrance to the building is on the south elevation, facing 115-117 S. Spring, and is located near the garage connection. Also on the south elevation, there are one-over-one windows and a vertical panel of decorative shingles. On the west elevation, there is a garage with two single-bay overhead doors. (New construction since original nomination)

North Spring Avenue

127 N. Spring Avenue  Non-Contributing  MH00600180  1907-1910, 1961, 2008-2013
City Temple
City Temple was originally built from 1904 to 1910 for the First Baptist Church and reportedly designed by local architect, Joseph Schwarz. The Neoclassical building sits on a corner lot, has a painted Sioux quartzite foundation, a cross-gable roof with pediments on façade and side elevations, and a hipped roof at the rear. An octagonal domed iron-clad cupola rises from the center. On each elevation, one color of synthetic stucco (EIFS – Exterior Insulation and Finish System) has been added over the brick walls, a lighter color EIFS has covered the stone course above the ground floor, the stone lintels and sills, a brick stringcourse above the second story windows, and another line is built up around the building at the first story windows to create a false stringcourse. Quartzite stone stringcourses remain around the pediments and below the cornice of the main portions of the building. All the first and second story windows have multi-light windows behind a permanent exterior window. The ground floor windows are smaller two-over-two single-hung windows behind exterior windows. The temple-front east façade features a two-story recessed portico with two square pilasters on each corner and two unfluted columns with Ionic capitals between them. The words “Faith Family Church” in metal letters are mounted to the freize. Under the portico, there are three entrances with a double door in the center. Above, there is a sixteen-light window centered over the entrance and twelve-light windows in the side bays. A large stone-veneered concrete entrance platform has been added leading from the sidewalk to the front entrance. On the north elevation, the projecting pediment bay has four pilasters with a shallow reveal. A gable-roofed covered concrete walk has been added to the north entrance door. The west elevation of the original building features four bays of six-over-one windows; those at the basement and second-story levels have been enclosed. A mid-century addition on the south elevation of the church is visible from the west, and it features a one-story gable entrance bay and four bays of tall, fixed aluminum windows. A recent large two-story addition was made to the south along Spring Ave. It features large walls of glass and a projecting pedimented porte-cochere. Major alterations to City Temple include the synthetic stucco added to the brick exterior (2009), overwhelming additions on the south elevation (post-1950 and 2011), the enclosure of a large square window on the north elevation (2009), and the large stone-veneered entrance platform (2009). (Listed in original nomination as B)

201-203 N. Spring Avenue  Contributing  MH00600148  1881
Edmison House

This two-story Italianate house has a low-pitched hipped roof with asphalt shingles. It has asymmetric projecting bays on the façade and north elevation. It has stucco walls on all but the western part of the north elevation, tall and narrow window openings with segmental arches (occasionally paired), vinyl windows, and quoin on the major corners. Its wide wooden cornice features overhanging, boxed eaves, paired decorative brackets, dentils, and paneled frieze board. It has had three additions on the north elevation: a flat-roofed, stucco two-story addition on the eastern side (added between 1916 and 1924, enclosed after 1950); a wooden, one-story, lean-to addition in the center (built after 1950); and an addition on the western side (built between 1916 and 1924) with shingled walls and a simpler version of the original cornice. It originally had a porch (primarily one-story and open with a corner pyramidal tower) running across the façade, around the east elevation, and halfway down the north elevation; it also once had an elaborate cupola. It has been made into a multi-family residence with one entrance on the east elevation, one on the eastern-most addition on the north elevation, and one in the lean-to addition on the north elevation. *(Listed in original nomination as A)*

**211 N. Spring Avenue**

This one-and-a-half story Craftsman house has a side-gabled, low-pitched roof with asphalt shingles, wide eaves with exposed rafter tails and soffit, and an enclosed front-gable porch. It has a quartzite foundation and stuccoed walls. The front gable porch features triangular knee braces, shingles in the gable, exposed rafter tails on the sides, and a low stone flower box beside the entrance. The entrance has a projecting front-gable roof with triangular knee braces and coursed shingles in the gable, supported by paneled wood posts on square piers. There is a large 24-light fixed window with a 24-light exterior storm window set into the porch that was enclosed sometime between 1950 and 1975. The enclosed porch has a one-over-one window on the south elevation and an 18-light window on the north. There is a shed dormer sided with shingles above the front gable. The main portion of the house has triangular knee braces and scrolled-end vergeboard in the eaves, projecting two-story bays beneath the side gables, a brick chimney on the north side of the front slope, and a one-story squared bay on the north elevation. *(Listed in original nomination as C)*

**Secondary:** Non-Contributing

There is a front gable, double-width garage with overhead door on the rear of the lot, facing the alley.

**217 N. Spring Avenue**

This two-and-a-half story Foursquare has a stone foundation, boxed eaves, and a pyramidal roof with large gabled dormers on each slope—each with vinyl siding and a one-by-one sliding window. The façade features an original full-width one-story porch with Colonial Revival influences. The porch has decorative concrete blocks on the foundation, four Tuscan columns, block wood modillions under the eaves, and a non-historic balustrade. The first story entrance has vinyl siding, an off-center entrance, and a replacement door, but also retains the original picture window with leaded-glass transom flanked by narrow wood one-over-one windows and wood storm windows. The second story features asbestos siding, a one-over-one sash window, and a sliding glass door leading onto the porch roof. On the south elevation, there is a bay window on the rear half of the first story. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing

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7 Sanborn Fire Insurance Map Company (August 1896), 18, (July 1902), 17, (August 1908), 19, (November 1911), 19, (May 1916), 19; (1924), photograph, #30296P.10.01.0R, Center for Western Studies, Augustana University, Sioux Falls, S.D.
Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property  County and State

There is a gabled, double-width garage facing the alley at the rear of the lot, which was built after 1950.9

219 N. Spring Avenue  Contributing  MH00600107  1906
This one-and-a-half story Colonial Revival house has a stone foundation, wood siding, and a front-gable roof with asphalt shingles, simple friezeboard along the eaves, and cornice returns on the façade. The façade also features a full-width porch with off-center entrance, concrete steps, five round columns, turned balusters, and a picture window with transom in a wood surround. The second story features two one-over-one sash windows in wooden surrounds and a small octagonal vent. On the south elevation, there is a center projecting gable-roof bay. On the north elevation are two dormer windows. Through 1975 at least, the porch wrapped around the south elevation.10 (Listed in original nomination as B)

Secondary: Non-Contributing
There is a gabled, double-width garage facing the alley at the rear of the lot. It has a paneled overhead door, asphalt roof shingles, vinyl siding, and wide boxed eaves with vinyl soffit.

221 N. Spring Avenue  Contributing  MH00600095  1908
Francis J. Connor House11
This two-and-a-half story Colonial Revival house has a quartzite stone foundation, wood siding with simple cornerboards, and a pyramidal roof with asphalt shingles, wood boxed eaves and narrow modillions. The roof also features a pedimented dormer on the façade and hipped dormers on the north and south slopes. The interior chimney is centered on the rear, west slope of the roof. On the façade, there is a full-width one-story porch with centered wooden steps, four Tuscan columns, a wood floor with trellis below, an off-center entrance, two flanking two-over-two windows with two-light transoms and wood storm windows, a board ceiling, and dentils under the eaves. On the second story, there are two pairs of one-over-one double-hung windows. The dormer on the façade has a double casement window and pediment. (Listed in original nomination as B)

Secondary: Non-Contributing
The side-gabled brick garage was built between 1924 and 1950.12 It has two modern overhead double-bay doors and replacement siding in the gable ends.

223-225 N. Spring Avenue  Contributing  MH00600191  1921
This two-and-a-half story foursquare duplex sits on a raised lot and has a stone foundation, weatherboard walls, and a pyramidal roof with asphalt shingles and wide, boxed, wood eaves. The house has a one-story porch that is partially enclosed with sets of three one-over-one wood sash windows. The porch has two doors centered in a recessed bay between the enclosed sections; the doors have simple classical surrounds and wood paneled screen doors. The second story of the façade features a wood frieze board and two one-over-one sash windows in wide wood surrounds. The hip roof dormers centered on the east, north and south slopes of the roof have wood frieze boards and three square, fixed windows in wide wood surrounds. (Listed in original nomination as C)

227 N. Spring Avenue  Contributing  MH00600190  1921
This two-and-a-half story foursquare house on a raised lot has a stuccoed brick foundation and a nearly full-width two-story porch that was enclosed between 1950 and 1975.13 It has a low-pitched, slightly-

11 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.

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flared hip roof. The roof has asphalt shingles, low shed-roof dormers centered on each of the side slopes, and wide boxed eaves. The porch features ribbons of one-over-one windows on all sides of both stories, wood siding, a narrower eave over the first story, and an off-centered entrance. The entrance features a single wood-and-glass paneled door, a fluted wood surround, a gable-roofed canopy with triangular knee brackets, and concrete steps. On the north elevation, the foundation is exposed to street-level, stuccoed, and features a wood-and-glass paneled garage door (added c.1960) and an entrance adjoining the garage door. The north elevation features sets of four-over-one and five-over-one sash windows with simple classical wood surrounds. There is a rear entrance to the first floor on the northwest corner that has a single door, a hip-roof canopy supported by triangular knee brackets, and wood steps over a concrete block retaining wall—it uses the address 503 W. 7th Street. (Listed in original nomination as C)

301 N. Spring Avenue
See description for 500 W. 7th Street.

309 N. Spring Avenue Non-Contributing MH00600097 c.2020
A three-story house with an off-set front gable roof with wide closed eaves. A projecting two-story bay is on the south half of the façade. There is a recessed porch with wide steps south-north on the second floor of the north half of the façade. There is a second-story gabled porch off the south elevation of the house and a one-story garage wing (doors facing the rear alley) off the northwest corner. Rough-stacked large stones are laid as retaining walls at the front of the lot with two flights of angled stone steps leading up them. (Original 1884 house demolished.)

315 N. Spring Avenue Contributing MH00600097 1884
George B. Sammons House
This one-and-a-half story Gothic Revival house sits on a raised lot and has a gable-and-wing form with a one-story porch on the façade (enclosed sometime after 1950) and a one-story, gabled rear extension off the wing. The house has a rough, irregular stone foundation, wood walls, and an asphalt shingle roof with narrow wood eaves. There is a square bay window with decorative wood paneling and one-over-one windows on the façade of the main gabled section. Concrete steps lead from the street up to the house, while wood steps lead to the enclosed porch and a recessed entry. The porch has a pair of three-over-one windows on the front, a single three-over-one window on the south side, and a hip roof. The second story of the façade features a paired metal double-pane hopper window in the main gabled section and a single two-light window in the engaged gable peak centered on the wing. In the two gable ends, there is decorative millwork with a chamfered pendant-and-bar and diamond accent. On the south elevation, there is a bay window on the first story with four-pane wood windows and decorative wood paneling on the base and surrounds. On the second story, there is a stucco side chimney, and a second-story entrance on the rear extension at the top of wood stairs. The large enclosure of the front porch on this small building, combined with the addition of decking and the replacement of most historic windows has negatively affected its integrity. (Listed in original nomination as B)

15 Date of garage is noted in Historic Preservation Certification Application: Part 1, 227 N. Spring Avenue (1991), NRHP Files, Sioux Falls Historic District, SHPO.
319 N. Spring Avenue  Contributing  MH00600098  1894\(^{17}\)  
**John D. Russell House**  
This two-story front-gable house sits on a raised lot. It has a stone foundation, wood walls, and a cross gable roof with asphalt shingles. The one-story open porch wraps around the south elevation and features a half-height wood wall, square wood supports, and a simple frieze board. Wood steps lead up to the entrance on the north end of the porch. There is a picture window with transom, four-paned storm window, wooden surround, and fixed louvered shutters on the south end of the porch. The second story has cornice returns, simple frieze board, a pair of one-over-one wood windows with fixed louvered shutters, and faux shingle siding in the gable peak. In 1985, restoration projects to the roof, porch, foundation, and interior saved the house from condemnation.\(^{18}\)  
**Secondary:** Non-Contributing  
There is a small one-story garage on the rear of the lot oriented to the alley. The garage has a single bay with hinged wood doors, pressed board siding, and an asphalt shingle gable roof.

321-323 N. Spring Avenue  Contributing  MH00600099  1922  
This two-and-a-half story duplex has an elongated foursquare form and sits on a raised lot with three flights of concrete steps leading up the slope. It has a brick foundation, clapboard siding, and a hip roof with asphalt shingles. The roof features wide eaves with vinyl soffit. The duplex’s two entrances are located on the corners of the façade in small, engaged entry porches above concrete steps with brick knee walls. They flank a grouping of four six-over-six wood sash windows. The first-floor fenestration has simple wood entablatures. On the second story, there are two pairs of one-over-one sash windows set just below the wood frieze. There are three hip roof dormers on the east, north and south slopes of the roof; each has a grouping of three square, fixed windows and vinyl soffit.  
*(Listed in original nomination as B)*

331 N. Spring Avenue  Non-Contributing  MH00600100  1900\(^{19}\)  
This two-story house has a stone foundation, painted brick walls, and a hipped roof with asphalt shingles. On the façade, the stone foundation from a previous semi-circular porch creates a patio with concrete steps on the south end and a simple metal railing. The former entrance on the southern bay has a rowlock segmental arch and has been partially bricked-in, up to an oval window and leaded glass sidelights visible behind an aluminum storm window. Also on the first floor, there is a picture window with leaded glass transom; it also has a rowlock segmental arch and a stone sill. On the second story, there are two single windows with segmental arches and brick sills; the left one is a one-over-one sash window, and the right is a three-over-two sash window. On the south elevation, there is a central projecting bay with gable roof and vinyl siding; and the ground-level side entrance at its base. On the north elevation, there is a two-story bay window. Alterations include the removal of the one-story porch, the partial enclosure of the front entrance, the replacement of the soffit and fascia with vinyl, and the infill of several windows on the south elevation with smaller windows or vinyl siding.  
*(Listed in original nomination as B)*

335 N. Spring Avenue  Non-Contributing  MH00600109  c.1990\(^{20}\)  
This one-story house sits on a raised concrete basement, has vinyl siding, and a hipped roof. On the façade, there is an off-center protruding wood porch with a gable roof, square supports, and a trellis enclosing the basement level. There is another entrance and small sash windows on the north elevation. A concrete block retaining wall runs along the north edge of the lot. On the west (rear) elevation, there is

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\(^{17}\) Date from county records; first appears on Sanborn maps in 1902.  
\(^{18}\) Tax moratorium file, SD-86-00013, NRHP File, Sioux Falls Historic District, SHPO.  
\(^{19}\) Date from county records; other sources estimated 1890.  
\(^{20}\) Previous house proposed for demolition in January 1990. Letter, Paul Putz, State Historical Preservation Center to D. Peter Nikolai, Sioux Falls Community Development, 1/9/1990, NRHP Files, SHPO.
an attached, two-stall garage with an overhead door and concrete driveway leading to the alley. *(Former 1888 building at this address listed in original nomination as B)*

**407 N. Spring Avenue**  
Non-Contributing  
MH00600102  
1983

The two-and-a-half story Childcare and Family Literacy Center built for Volunteers of America has a concrete foundation, vinyl siding, and a side-gable roof. There are shorter wings extended from the south and north elevations. There are only eaves on the east and west edges of the roof, and the western half of the roof has a shallower slope. On the façade, there is a central entrance flanked on each side with two bays of paired casement windows. There are two bays of similar windows on each extended wing, and there are two gable dormers with windows and no eaves. There are activity spaces and playgrounds built adjoining the building on the east and west elevations and covering much of the rest of the north end of this double lot. There remains the stone retaining wall at the front entrance from the previous building. *(Former 1890 building at this address listed in original nomination as B)*

**421 N. Spring Avenue**  
Non-Contributing  
MH00001721  
1887

This one-story house has a foundation that is partially quartzite and partially concrete block, wide Masonite siding, and a hipped roof with asphalt shingles. There is a gable wing extended off the rear of the central portion of the building, another small, shed-roof extension built between 1896 and 1902, and a hip roof wing built off the northeast corner of the façade between 1902 and 1908. On the façade, there is an enclosed shed roof porch with a central entrance and concrete steps, and two flanking one-over-one awning windows with fixed, louvered shutters. A similar window is located on the façade of the corner wing. Major alterations since the original nomination include replacement siding, the enclosure of the porch, and alteration of the fenestration. *(Listed in original nomination as C)*

**435 N. Spring Avenue**  
Contributing  
MH00600001  
1891

Nicholas Homan House

This two-story house has a cross-wing form with a quartzite foundation, wood siding, and an asphalt shingle roof. It has undergone several historic additions. Before 1896, there was a large L-shaped, one-story addition with a hipped roof off the rear of the building. Between 1896 and 1902, there was an additional one-story shed-roof extension off the rear of the building. Between 1902 and 1908, a one-story open porch was added to the façade. Between 1916 and 1924, there was an open, L-shaped porch added to the southwest corner of the building. On the façade, there is a one-story open porch with a wide frieze board and a low hip roof, as well as simple wood posts in place of the historic columns. The entrance is located on the north side of the façade and includes wood steps, a simple metal railing, a single-leaf door, and a transom window. To the south of the entrance are two tall one-over-one windows, and on the second story there is a pair of one-over-one windows centered in the large, engaged front-gable peak. The doors and windows feature surrounds with a simple, molded cornice. On the south elevation, the rear porch has been enclosed with a band of windows. *(Listed in original nomination as B)*

**601 N. Spring Avenue**  
Contributing  
MH00000106  
1896, 1915, 1985

Minnehaha Springs Bottling Works

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22 Architectural survey photographs (1975), SHPO.
Cathedral Historic District (2022 update)  
Minnehaha County, SD

Name of Property

This two-story building has a stone foundation, quartzite stone walls, and a parapet roof. It was moved to the southeast, on the same lot, when Hawthorne Elementary School was built in 1985. The Minnehaha Springs Company built the northern part of the building around 1896, and the southern part around 1915. The northern part has four windows on the facade: a single six-over-six, a paired nine-over-nine, a narrower paired nine-over-nine, and a paired twelve-over-twelve—all with stone segmental-arch lintels and stone sills. The southern part of the building has a central door and two narrow sidelights. The second story of the central bay has three eight-over-one windows. The side bays of the southern part have single twelve-over-twelve windows on the first story and single eight-over-one windows on the second story with stone arch lintels. The cornice parapet is stepped over the central bay, has a thin stone course running the length of the building, and a central nameplate reading “Minnehaha Springs / 1882-1915.” Other addresses used in previous records include 533 and 535 N. Spring Ave. (Listed in original nomination as B)

South Duluth Avenue

127 S. Duluth Avenue  Contributing  MH00600121  1893
Hollister-Sharp House
This two-and-a-half story house is a blend of Queen Anne and Shingle styles. It has a brick foundation, clapboard siding on the first floor, and square wood shingle siding on the second. The front gable, asphalt shingle roof has lower cross gables. An interior, brick, double chimney is located at the northeast ell of the roof. On the east façade, the front gable siding slopes down into the roof of the wrap-around front porch. The porch wraps around on the southern end. It features a square trellis, slender turned spindles on the railing, and slender fluted wood columns with Ionic capitals. The main entrance has concrete steps, a single leaf door, and a cameo window with a carved laurel wreath to its left. To the south of the entrance is a projecting bay with rounded extensions and paired one-over-one windows. These and the paired windows to the north of the entrance have lancet-arch muntins in the upper sashes. On the recessed south end of the porch, there is another entrance into the living room. Above the porch, there is a projecting square bay with four windows on the front and two on either side that have diamond pane upper sashes. Dentil molding at the cornice of that bay extends back in a band along the wall. In the gable, there is a Palladian window with slender embellished woodwork. Above the rounded porch, at the corner of the front and south gables, there are engaged dormers each with an oval rosette in the rounded peak and one-over-one windows with diamond pane upper sashes. On the north elevation, there is another engaged rounded dormer. There is a square one-story dining room addition on the southwest corner that has a short chimney and modern sliding doors opening on the south side. On the interior, there is a significant grand staircase with turned beaded spindles, wood paneling, wall murals, inlaid wood floors, elaborate doorway and window surrounds, French doors opening onto the second-story square bay, coffered ceilings, and elaborate fireplaces. There is a wrought-iron fence with scrolled castings along the street. The house has a high degree of integrity. (Listed in original nomination as A)

Secondary: Non-Contributing
There is a gable roof garage along the alley with white brick-veneer siding and a double-width overhead garage door on the north elevation.

124 S. Duluth Avenue  Contributing  MH00600186  1915
This two-and-a-half story foursquare house has a stone foundation, clapboard siding, fluted corner boards, and a hip roof with asphalt shingles, wide boxed eaves, vinyl-covered wood soffit, and a lower cross

26 Image from 1904 Argus Leader, in Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
gable off the rear elevation. On the west façade, there is a full-width, one-story porch with paired square columns that meet a clapboard porch wall. The off-center entrance features wood steps and a single-leaf door with sidelights. It is flanked by a one-over-one window to the north and a picture window to the south. The entrance and windows have simple classical wood surrounds. On the second story of the façade, there are two sets of paired one-over-one windows with fixed vinyl awnings. The prominent gable dormer on the façade has cornice returns and a grouping of three one-over-one windows. There are also gable dormers on the north and south elevations. On the east elevation, there is a projecting cross gable section, an enclosed one-story porch on the southeast corner, and a rear entrance. *(Listed in original nomination as C)*

**Secondary:** Non-Contributing

There is a four-stall garage on the rear of the lot facing the alley. It has a flat roof and vinyl siding.

**Table 1**

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County and State</th>
<th>Contributing/Non-Contributing</th>
<th>MH00600120</th>
<th>MH00600127</th>
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<td>Minnehaha County, SD</td>
<td>Contributing</td>
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<td>George and Fannie Hollister House</td>
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</table>
| This two-and-a-half story Queen Anne house with Free Classic detailing has clapboard and shingle siding with sections of square wood shingles broken by bands of diamond shingles. Its side-gable roof has a lower cross gable extending off the rear slope. The roof has narrow eaves, and the cornice features a wide frieze board and block dentils. There is a one-story wrap-around porch with a rounded south corner. The porch features brick steps, slender fluted columns with angular ionic capitals, a substantial entablature with dentils at the cornice, and a small wooden roof balustrade. The entrance is stepped back on the southern bay and features a five-panel wood door, fanlight, and sidelights with decorative muntins, and an elaborate classical surround with thin engaged columns. A second entrance with transom is stepped back further. North of the entrances, there is a large Palladian window with an elaborate classical surround. On the second story of the façade, there is a grouping of three stained and leaded glass windows, a cameo window divided into eight lights and surrounded by a carved laurel wreath, and a grouping of three four-over-one windows with leaded glass in a classical surround. An enclosed second-floor porch was added above the south end of the original porch between 1916 and 1924. On the front roof slope, there are two rounded dormers with fifteen-over-one sash windows, fluted corner boards, cornice returns, a carved seashell decoration in the gable end, and wood shingle side walls. On the northeast corner, there is a rounded bay with a conical roof, wood shingle siding, and three one-over-one windows with elongated oval muntins in the top sashes. On the north elevation, there is a projecting bay with a pediment gable featuring a fanlight window, single and grouped windows with diamond muntins, and a one-bay cantilevered window supported by scrolled brackets. On the west elevation, there is a lower cross gable with a fanlight, back entrance, and small back porches to either side. On the south elevation, stairs come from the rear of the house up to an entrance above the enclosed second-story porch. The house has excellent integrity. *(Listed in original nomination as A)*

| **Cataract Hotel**               | Minnehaha County, SD | Non-Contributing | MH00600127 | c.1905 |  |
| This two-story house was reportedly built in 1871 by William Henry Corson at the intersection of 9th Street and Phillips Avenue as part of the first Cataract House hotel, and later re-located as the Sherman House hotel in 1883. It was re-located to its present residential location for use as a rooming house between 1902 and 1908. It has had its fenestration reconfigured, and has been stripped of its decorative veneer. | | | | | | |

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28 Image from 1904 *Argus Leader* in Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
porch, window surrounds, and cornice brackets. It has a concrete foundation, aluminum siding, and a hipped roof with asphalt shingles and boxed vinyl eaves. The current west-facing façade is three units wide with replacement paired six-over-one wood windows on each story and the basement, aluminum storm windows, and fixed aluminum awnings. The central entrance on the façade features a single aluminum door, simple wooden front steps, and wood gable entry canopy with decorative brackets. Additionally, there are entrances with single doors and wood steps centered on the north and east elevations, and an enclosed entrance on the east elevation. Each of the side elevations is five units wide with irregularly spaced windows. (Listed in original nomination as B)

116 S. Duluth Avenue  Contributing  MH00600119  1907
Phillip S. Campbell House
This two-and-a-half story Colonial Revival foursquare has a stone foundation, vinyl siding, and a flared pyramidal roof with asphalt shingles and exposed rafters under wide eaves. On the west façade, there is a prominent one-story, full-width porch with wood steps, Tuscan columns, turned spindles on the main railing, block dentils and wide frieze board, and square newel posts with turned spindles on the roof balustrade. On the first story, there is a central entry in a projecting bay and sash windows to either side, the upper sashes of which have muntins in an elongated diamond pattern. On the second story, there are one-over-one windows with an elongated diamond pattern flanking an oval cameo window. There are hip roof dormers on the west and east slopes, and the façade dormer features a grouping of three square divided-light windows. (Listed in original nomination as A)

Secondary: Contributing
Between 1916 and 1924, a one-stall garage was built facing the alley. The garage has wood drop siding, a gable roof, asphalt shingles, wide eaves with exposed rafters, and a twenty-four-panel garage door. On the west elevation, there is a shed roof bump-out and a four-panel wood door. On the south elevation, there is a grouping of three four-light wood windows.

112-114 S. Duluth Avenue  Contributing  MH00600128  1905
This two-and-a-half story free-classic Queen Anne house has a stone foundation with a raised basement, wood siding, and a hipped roof. The roof has asphalt shingles, wide boxed wood eaves, and hip roof dormers on the north and south slopes with paired windows. On the façade, there is a two-story canted bay on the northern half of the house beneath a pedimented cross gable. The first story of the bay has a central picture window with transom flanked by one-over-one windows in simple wood surrounds; the second story has three one-over-one windows that sit just below the scrolled frieze board. The pediment features a small Palladian window. The southern bay features a concrete entrance stoop, on which a railing, one-story post supports, and pergola roof were added between 2012 and 2018. The south bay also has two single-leaf entrances in simple wood surrounds on the first story, and two one-over-one windows that meet the scrolled frieze board on the second story. Above this bay, there is a gable dormer with cornice returns and a round-arched window. On the south elevation, there is a two-story canted bay with one-over-one windows. Alterations have included the division of the house into a duplex between 1924 and 1950, and the removal of the original full-width porch sometime after 1950. (Listed in original nomination as C)

Secondary: Non-Contributing

31 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
32 Sanborn Fire Insurance Map Company (May 1916), 18, and 1924, 23.
33 Ibid., (1924 [amended July 1950]), 23.
The side gable garage built between 1924 and 1950 has wood siding, asphalt shingles, and a single and a double stall both with overhead garage doors that open onto the alley.\textsuperscript{34} On the west elevation, there is a single six-panel door and three one-over-one windows in wood surrounds.

**110 S. Duluth Avenue**  
**Contributing**  
MH00600187  
1880

This one-story house has a quartzite foundation with raised basement, wood siding, and a pyramidal roof with central brick chimney, asphalt shingles, and cross hip gables extending off the north and east elevations. On the west façade, there is a central projecting bay—one open porch—that was enclosed between 1916 and 1924 with a single fixed window and a diagonal trellis beneath. Flanking the central bay, there are single one-over-one narrow wood windows in chamfered wood surrounds. On the west end, there is an open entrance porch with wood steps, square trellis, and square wood balustrade. The sidewalk comes from the street in the middle of the lot and curves around to the porch entrance. On the south elevation, there are two one-over-one windows in wooden surrounds and a stone cellar entrance off the southeast corner.  \textit{(Listed in original nomination as C)}

**107 S. Duluth Avenue**  
**Non-Contributing**  
MH00001726  
1948

This two-story apartment building has stucco walls, ribbed corner boards, and a side gable roof with a low slope, asphalt shingles, and an interior chimney centered on the rear slope. There is a one-story extension off the south elevation. The façade is slightly asymmetrical and features a central single-leaf door. The entrance has concrete steps, metal railings and posts, and a flat roof canopy. There is a small one-over-one window above the entrance. In the southern bay on the first story of the façade, there is a Chicago-style window, and there are paired one-over-one windows on the second story. In the northern bay of the façade, there is a single one-over-one window on both the first and second stories. There is a single entrance on the west elevation. A sidewalk extends to the front entrance then curves around the north side of the building to the back entrance and the garage.  \textit{(Listed in original nomination as D)}

**Secondary: Non-Contributing**

The one story garage has a gable roof, stucco siding, and two wooden overhead garage doors with six-light transoms on the north elevation. There is a single door on the east elevation. It was built with the apartment building in 1948.

**103 S. Duluth Avenue**  
**Contributing**  
MH00600118  
c.1892\textsuperscript{35}

**C.C. and Frances Carpenter House**

This two-and-a-half story Queen Anne house was designed by architect, Wallace L. Dow. It has a stone foundation with raised basement, first-story brick veneer, patterned slate shingle siding on the second story, a massive stone belt course, and an asphalt front-gable roof with significant lower cross gable and cross hip segments. The cornice features block dentils and simple modillions under wide eaves. There are corbelled chimneys on the rear of the north slope and on the ridge of the rear projecting gable. The first story of the east façade features an elaborate entrance porch with a flared gable roof with cornice returns; modillions under the wide eaves, bargeboard with acanthus and rosette decoration at the apex; beaded spindlework inside the gable; eight turned porch supports with bulbous shafts, turned fluting, and angular Ionic capitals; brick walls, and concrete steps. A first-story window on the rounded northeast corner of the building has three vertically divided lights, a stained-glass transom, and one-over-one sidelights over a narrow stone sill. On the second story, a picture window above the porch features stained glass sidelights and transom. On the second story above the rounded corner, there is a projecting corner window bay with a one-over-one sash window and additional wood carved ornamentation beneath.

\textsuperscript{34} Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 23.

\textsuperscript{35} The brick house was estimated to cost $15,000. South Dakota State Historic Preservation Office, Architect files; \textit{The Sanitary News} 17 (March 14, 1891), 226.
Both windows have volute wood sills and pearl molding beneath, and are flanked by narrow, fluted wood pilasters. The prominent front gable has flared roof cornice returns, modillions and dentil molding; wide bargeboard with a carved motif of acanthus leaves, birds, and fountain in the apex; and a set of three one-over-one windows in a surround with volutes. On the north elevation, there is a small wall dormer pediment with bargeboard and acanthus carving above a one-over-one window on the projecting corner. On the center of the north elevation, there is a two-story canted bay beneath a cross gable (with flared roof, bargeboard, and carving). The bay has a picture window with stained glass transom flanked by one-over-one sash windows on the first story, a volute surround over the stone belt course, narrow fluted wood pilasters with two one-over-one windows beneath wood corner brackets on the second story. On the first story, there is a back-entrance porch at the corner of the main section and the rear cross gable, which features two rounded arches over brick piers and concrete steps. On the west elevation, there is an extended lower gable, two bays of windows, and an entrance with pediment gable on the southwest corner. On the south elevation, there is a large projecting truncated hip section with a further projecting cross gable and pediment. There has been added a shed-roof, two-story enclosed porch or sunroom. The lot is surrounded by an iron fence with staggered-height posts topped by arrow points. The house underwent restoration in the late 1970s, including the addition of foundation footings for the carriage house.36 (Listed in original nomination as A)

Secondary: Contributing
MH00600219

There is a two-story garage/carriage house on the rear of the lot with a stone foundation, cross gable roof, asphalt shingles, and a concrete pad driveway facing W. 9th Street. The first story is veneered in brick, and the second story is sided in square wood shingles. There are octagonal wood shingles in the gable ends that also feature wide bargeboard, modillions, wide eaves, and simpler carvings in the apex. There are double-wide carriage doors on the first story, and one-over-one windows in wood surrounds in the second story of the north and west elevations. A tall entrance on the west elevation facing the alley has been bricked in. There is a second-story east entrance and a semi-circular window on the north elevation of the cross-gable. There is an interior chimney with brick banding below the corbelled cornice, and there is a vented pyramidal cupola with turned corner posts and modillions under the eaves.

North Duluth Avenue

100 N. Duluth Avenue Non-Contributing MH00600175 194037

This one-and-a-half story American Small House sits on a raised lot and has a raised basement veneered with textured brick. It has vinyl siding, a side gable roof, and an exterior red-brick chimney on the south elevation. Its entrance has two flights of concrete steps and metal railings, leading to a projecting gable bay with a single-leaf door that has a scroll-cut wood surround with fluting decoration. To the north of the entrance is a single eight-over-eight window. To the south of the entrance is a canted bay window with a central eight-over-eight window flanked by six-over-six windows. On the south elevation, there is a side entrance with wooden steps. There is a decorative concrete block retaining wall between this house and the higher yard of 110 N. Duluth Avenue. (Not listed in original nomination)

Secondary: Non-Contributing

Close to the house, off the southeast corner, there is a double-width garage with a front gable roof, an overhead door, and a cement driveway facing W. 9th St.

36 Argus Leader (Sioux Falls, SD), April 17, 1978.
37 Date from county records; does not appear on the 1950 Sanborn map.
101 N. Duluth Avenue
See description for 602-604 W. 9th Street.

109 N. Duluth Avenue
Porter Peck House
This two-story house is a blend of Italianate and spindlework Queen Anne styles. The house has a stone foundation, clapboard siding, and hip roof with wide, bracketed eaves. There is a two-story bay window on the south elevation and a porch wrapping around from the façade to the south elevation. The first-story windows are one-over-one with peaked window hoods, while those on the second story have a simple cornice. The bay window also features a bracketed eave between the first and second stories. The porch has a narrower eave, a trellis beneath, a conical roof on the corner, elaborate turned spindle porch supports and balustrade, brackets along the cornice, and a projecting entrance bay on the northern end that features scroll-sawn brackets in a semi-circle over the steps and incised ornament in the pedimented gable. A section of the wrapped porch was removed from the north elevation after 1924. It was divided into apartments between 1916 and 1922 and there is an additional entrance on the southern end of the porch in place of a window into the original building. There was a hipped-roof rear addition and a rear one-story L-shaped porch added before 1896, and a shed-roof garage was attached in place of the L-shaped porch sometime after 1924. The house has since been taken back to single-family occupancy. The integrity of the house is high, with only changes to the porch friezework and baluster visible in comparison to historic images. (Listed in original nomination as A)

110 N. Duluth Avenue
This one-and-a-half story American Small House has a brick foundation, aluminum siding, and a front-gable roof with asphalt shingles and a lower gable wing off the south elevation. There are no eaves on the gable ends and minimal eaves on the other sides. The front entrance is centered on the west façade and has concrete steps leading to a small entrance patio with metal railing. The single-leaf door has a round-arch surround and fanlight. There is also a gable-roof canopy with brackets over the door. Flanking the entrance there are eight-over-one windows with vinyl storm windows and fixed aluminum awnings. Above the entrance, there is a small square fixed wood window. Most windows on side elevations have a six-over-one configuration. All the windows have a simple surround. There is a rectangular brick-veneer double chimney on the west slope of the south wing. (Listed in original nomination as D)

114 N. Duluth Avenue
This one-and-a-half story Craftsman Bungalow has a stone foundation, clapboard siding, a flared hipped roof with asphalt shingles, exposed rafter tails, and wide overhanging eaves. On the west façade, there is a half-width entrance porch. It has wood steps, a square post railing, heavy square columns, triangular knee braces, a flared gable roof, and exposed rafter tails in the wide eaves. The entrance has a wood and stained-glass door, with leaded glass sidelights. The porch gable end has square shingle siding, and a small leaded glass window in wood surround. In the right bay of the façade, there is a picture window with stained glass transom flanked by narrow one-over-one leaded glass windows, all in a wood surround. On the south elevation, there is an exterior brick chimney with tapered shoulders, one-over-one windows with leaded glass in the upper panes, and a bay window. There are gable dormers with flared roof and triangular knee braces on the north and south elevations. (Listed in original nomination as C)

38 Sanborn Fire Insurance Map Company (1924), 23.
39 Ibid., (May 1916), 18, (1924), 23.
40 Ibid., (August 1896), 18, (1924), 23.
41 “Exterior of Porter P. Peck Home in Sioux Falls,” photograph, #30296P.10.01.0L, Center for Western Studies.
Secondary: Contributing
There is a two-stall garage with a side gable roof on the rear of the lot. The roof has wide overhanging eaves and exposed rafter tails. The overhead garage doors are on the south elevation.

115 N. Duluth Avenue Contributing MH00600116 1886
W.H.H. Corson House
This two-and-a-half story Queen Anne house has a hip roof with lower cross gables and a tower with an ogee-curved dome roof on the southeast corner. The house has a stone foundation, clapboard siding, and an interior chimney on the rear of the ridge peak. The east façade features a full-width porch that wraps around both the north and south sides. The porch has concrete steps with a central metal railing, a half-height brick wall, and turned spindles on porch supports. A scroll-cut frieze has been added in recent years along the porch eave. There is a single-leaf door and a picture window with transom. There are large windows curving around the north side of the porch, and there are three one-over-one windows on the first story of the tower. Above the porch, there is a projecting cross gable bay with large cornice returns. On the second story, there is a row of one-over-one sash windows and a short one-over-one window in the gable end. On the tower’s second story, there is a single one-over-one window, and above that are three short one-over-one windows. On the south elevation, there is a canted bay with projecting gable roof, cornice returns, and a picture window with stained glass transom. On the west elevation, there is an extended cross gable with a projecting entrance and a one-story porch off the south side. The front porch has been shortened on the south side, and the rear porch has been extended one bay since 1950. A short quartzite retaining wall with concrete cap runs along the south boundary of the house against a pedestrian alley. (Listed in original nomination as B)

Secondary: Non-Contributing
There is a garage on the rear of the lot, abutting the garage of 117 N. Duluth Avenue, which has a gable roof and two garage bays with overhead doors. It was built between 1924 and 1950. There is a large concrete pad driveway.

117 N. Duluth Avenue Contributing MH00600115 1888
Bernard C. and Linnie B. McCrossan House
This two-and-a-half story Queen Anne house has a brick foundation, wood siding, and a hip roof with interior chimney and asphalt shingles. The house has a projecting front gable off-set to the south on the front slope and two lower cross gables on either side slope. The porch roof wraps around at the south corner and has a projecting gable over the entrance. The porch has turned wood posts, spindles, fretwork, concrete steps, and the space below is screened with wood panels. The entrance has a double wood door with leaded glass transom. To the south of the entrance, there is a four-pane picture window with leaded glass transom, and a bay with one-over-one windows. On the second story of the façade, there are two sash windows with awnings and transoms. A wheelchair ramp has been added off the back of the porch running along the south side of the house. On the south elevation, there is a two-story bay with one-over-one windows and a picture window on the first story. In the gable ends, there are decorative shingles and stickwork. The overall integrity of the house is excellent. The house was converted into apartments between 1924 and 1950. (Listed in original nomination as A)

Secondary: Contributing

42 Madison Daily Leader (SD), August 23, 1910; Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
44 Ibid., (1924 [as amended July 1950]), 23.
45 “Mrs. Lennie B. McCrossan home (west side of Duluth, bet. 5th and 6th), n.d.,” Photograph, #30296P.10.01.0Z, Center for Western Studies.
MH00600220

The garage is located at the rear of the lot and was built between 1916 and 1924. It has wood siding, a cross-gable roof with cornice returns on the façade and asphalt shingles. There is a two-bay glass-and-panel overhead garage door on the north façade. It also has a square cupola with shingles, louvers, and a pyramidal roof.

131 N. Duluth Avenue

McMartin House / Pettigrew House Museum

This two-and-a-half story patterned-masonry Queen Anne house was designed by architect, Wallace L. Dow and built by Hubbard Stone and Construction Company for Thomas B. and Jenny McMartin. It was purchased in 1911 by Richard F. Pettigrew who, in 1923, built a museum addition that was designed by architect, Joseph Schwarz. After the City of Sioux Falls took ownership, they built the Hazen Wing in 1934, and went through a series of substantial preservation projects between 1975 and 1988. It has a stone foundation with raised basement, a stone first story, and brick veneer second-story walls. The stone walls have regular coursed Sioux quartzite with a darker colored quartzite forming quoins at building corners and around the fenestration. The hipped roof features a dentil cornice, slate shingles, finials, a hipped roof dormer on east façade, a rounded bay on northeast corner, a polygonal tower on north elevation, a projecting bay on south elevation, and a gable extension off the west elevation. There is one brick chimney on the exterior of the north elevation and there are four other brick chimneys on the interior of the rear portion of the building. The two additions have flat parapet rubber roofs. On the façade, it has an elaborate entrance porch with a stone foundation, wood steps, carved wood posts, spindles, hipped roof, and classical pediment over the entrance. To the south of the historic entrance, there is a bay with four-pane windows flanking a picture window with transom. On the second story, there are stone stringcourses at the bottom and top of the brick walls, and a picture window with stone surround. The dormer has three windows and slate walls with rounded corners.

On the north elevation, there is a rounded corner with picture windows and transoms, and a two-story canted bay topped with a hexagonal tower. West of the bay, a first-story picture window features a stained-glass transom and diamond-pane sidelights. The second story features tall two-over-two windows. The current museum entrance is located at the rear porch on the northwest corner of the original building, which has a metal roof and turned wood columns. The Pettigrew addition has a regular coursed quartzite foundation, quartzite quoins around the windows, and a veneer of polished petrified wood from Arizona. The second story is brick veneer with stone stringcourses. The Hazen Wing of the addition has an irregularly coursed quartzite foundation and walls, quoins around the windows, quartzite jack arches over the windows and stringcourses. The first story continues the use of irregularly coursed petrified wood. The second stories of both additions use shorter one-over-one windows. The Hazen Wing extends across the back of the building and as a one-story segment to the south. A stone sign board with “Pettigrew Home & Museum” in metal letters has been installed in the front yard of the house. The interior features an elaborate staircase, fireplaces, woodwork, and historic wall coverings (Listed in original nomination as A, also as 135 N. Duluth Avenue)

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48 “T.B. McMartin home in Hubbard Stone promotional material, n.d.,” photograph, #30296P.10.01.0I, Center for Western Studies.
49 Argus Leader (Sioux Falls, SD), April 1, 1973; “Local Historical Societies,” South Dakota History 3(4) (Fall 1973), 464; Letter, Charles W. Nelson, Minnesota Historical Society, to Kathryn Thomas, Siouxland Heritage Museums, December 31, 1975, and Photo of porch restoration, 131 N. Duluth Ave., August 1978, Sioux Falls Historic District, NRHP File, SHPO.
202 N. Duluth Avenue  Contributing  MH00600129  1904

William C. Hollister House
This two-and-a-half story Colonial Revival foursquare building was designed by Minneapolis architect Lowell A. Lamoreaux (see Figure 1).\(^{50}\) It has a stone foundation, weatherboard siding, full-width porch, and a steep, flared hip roof with asphalt shingles. There are roof dormers on the north, west, and south elevations, and two prominent brick chimneys on the southwest and northeast corners. On the façade, the porch has a flat, one-story roof, turned balusters, columns on square bases with flared Ionic capitals, a turned spindle railing, composite columns, square entablature, dentils, and wide eaves. The quartzite porch floor extends beyond the roof on the southwest corner of the building. The first story has stone entrance steps, a single-leaf door with wood surround, flanking picture windows in wood surrounds, and a cameo window. The second story has two windows with leaded glass transoms flanking a small square window. The frieze board features decorative swag-and-garland accents above the windows. The wide eaves feature dentil and block molding. The gabled dormers each feature a window with louver, a rounded transom with lancet arch muntins, and wood surround. The dormer also has wood siding, corner boards, cornice returns, dentil molding, and wave-patterned molding on the frieze. On the north elevation, there is a one-story oriel bay with small windows and classical molding, and there is a two-story bay with balustrade. On the east elevation, there is an entrance with square gabled canopy, several small windows in wood surrounds, and classical molding on the projecting bay. There is also a small one-story rear porch on the southeast corner with columns, circular window, square railing and balustrade, and classical entablature. On the south elevation, there is a two-story projecting bay continuing the classical molding. The porch was restored in 1978.\(^ {51}\) The house has excellent integrity.

\textit{(Listed in original nomination as A)}

\textbf{Secondary: Contributing}

The garage is a single-bay gable roof frame building on the rear southwest corner of the lot, which is detailed similarly to the main building. It was built between 1911 and 1916.\(^ {52}\)

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{example_new_south_dakota_homes}
\caption{\textit{Minneapolis Journal} (MN), February 2, 1904.}
\end{figure}

\(^{50}\) Built for $10,000 with steam heat and electricity. \textit{Minneapolis Journal} (MN), February 2, 1904.
\(^{51}\) Tax moratorium file, 202 N. Duluth, Sioux Falls Historic District, NRHP File, SHPO.
\(^{52}\) Sanborn Fire Insurance Map Company (November 1911), 19, (May 1916), 19.
Cathedral Historic District (2022 update) Minnehaha County, SD

209 N. Duluth Avenue Contributing MH00600113 1887

Lyman T. Dunning House
This two-and-a-half story Queen Anne house with Half-Timbered detailing has a stone foundation, wood board siding on the first story, square shingle siding on the second, and a gable roof with asphalt shingles and scrolled rafter tails. There is a quartzite retaining wall surrounding the lot and quartzite steps that lead to the brick walk to the entrance. Around the house, there are molded wood stringcourses above and below the first story, narrow corner boards, and wood window surrounds. The windows on the original part of the building have divided-light upper sashes. There are three narrow brick chimneys on rear portions of the building. On the façade, there is a projecting one-story, brick entrance bay featuring a single-leaf door in a segmental arch surround, divided sidelights, gable roof, exposed rafter tails, open eaves, and stickwork. The extended southern half of the first story has a set of four windows with shutters, and a turned roof balustrade. On the second story, there is a set of three narrow windows with shutters and curved brackets in the overhang beneath the roof gable end. The gable has a group of four small windows and stickwork. The north half of the façade has a grouped set of three one-over-one windows with louvered shutters in its second story. On the south elevation, there is an original projecting gabled bay with shingles on the second story, and an extended polygonal addition with tall windows. On the western end of the south elevation, there is a two-story square addition with banded one-over-one narrow windows on the first story and banded fixed-pane windows on the second. On the west elevation, there is a rear deck and gabled extensions with rear entrances. On the north elevation, there is a square projecting bay with flared gable roof and a one-story extension with divided-light windows. In 1917, the entrance porch was replaced and additions made on the south and west elevations, but the additions were made within the period of significance.  

Secondary 1: Contributing
There is a double garage on the rear of the lot with metal overhead doors, weatherboard siding, shingle siding in the gable end, and exposed rafter tails.

Secondary 2: Non-Contributing
Another double garage has compressed board siding, corner boards, and a vinyl overhead door.

214 N. Duluth Avenue Contributing MH00600130 1903

Shipley-Dalton House
This two-and-a-half story Colonial Revival foursquare house has a quartzite foundation, weatherboard siding, and a flared, pyramidal hip roof with asphalt shingles. The house has narrow corner boards and simple wood window surrounds. On the façade, the full-width porch rests on a brick base and features round, fluted Tuscan columns, simple entablature with dentil molding at the cornice, and squared balusters on the railing and roof balustrades. There are two corbelled brick interior chimneys. The entrance has a single-leaf door and is flanked by a picture window to the north and a grouping of three windows with leaded glass transoms to the south. On the second story, there is a central cameo window flanked by one-over-one sash windows with lozenge mullions in the upper pane. The cornice has a frieze board and scrolled brackets running beneath wide eaves. Dormers on the façade and south roof slopes have groupings of three windows with lozenge mullions, dentil molding at the cornice, and flared gable...

53 Sioux Falls Daily Argus (SD), December 24, 1887.
54 Mary Jewett hired architects Holmes & Flinn to remodel the house. The American Contractor 38 (June 30, 1917), 61; Sanborn Fire Insurance Map Company (May 1916), 19, (1924), 22; U.S. Census Bureau, Fifteenth Census of the United States, Sioux Falls, Minnehaha County, South Dakota, E.D. #50-42 (April 22, 1930), 22A; “Exterior of Lyman T. Dunning Home in Sioux Falls,” Photograph, #30296P.10.01.0P, Center for Western Studies.
55 The name refers to Alfred J. Shipley; the house was bought by A. Edgar Dalton in 1912. Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
pediments. On the south elevation, there is a central oriel bay window with narrow windows, hip roof, and dentil molding at the cornice. On the east elevation, there is a one-story rear extension with a roof balustrade on the southern half and a further one-story wing extending to the north. A driveway leads from Duluth Avenue around the south of the house to the backyard. *(Listed in original nomination as B)*

**Secondary:** Contributing

The garage is located on the rear of the lot. The garage has a gable roof, a double-bay overhead door, and board siding. There is a garage in that location on the Sanborn Fire Insurance map from 1908.\(^56\)

### 215 N. Duluth Avenue

**Pettigrew/Stephenson House**

This two-story English Revival house has a stone foundation, wood siding, and steeply pitched cross-gable roof with interlocking asphalt shingles and wide eaves. It was greatly remodeled prior to 1924, a one-and-a-half-story rear wing was added on a concrete foundation between 1924 and 1950, and a second one-story rear addition was added sometime after 1950.\(^57\) The façade features three steeply pitched front gables. The northern gable is largest and the lower center gable flares to the south over the front entrance. The slightly recessed entrance features a single-leaf modern door with two-pane sidelights and a brick front stoop. Most windows, except for those on the additions, have peaked wood surrounds. On the north elevation, there are two wall dormers with steeply pitched gable roofs and original carved elements in the gable ends. On the south elevation, there is a first story entrance with gabled canopy and metal posts. Brick sidewalks lead from the street to the front and side entrances. The original house had a bay window on the façade’s north gable, no center gable, and a one-story porch in front of the south gable.\(^58\) *(Listed in original nomination as A)*

**Secondary:** Non-Contributing

The garage was built prior to 1924 and features lap siding, a steeply pitched gable roof with interlocking asphalt shingles, and a two-bay garage with a four-part overhead double door on the west elevation.\(^59\)

### 226 N. Duluth Avenue

**Samuel Speier House**

This three-story Mediterranean/Spanish Eclectic style house has a brick foundation and pebble-finished stucco walls. On the façade, there are two large windows on the first story, with arched wood surrounds. Most windows are six-over-one sash windows, with a few one-over-one and six-over-six windows. On the second story, there is a square bay window and there is a projecting ledge with stucco brackets beneath sets of paired six-over-one windows at the north corner. The second-story cornice has closed eaves finished in stucco, scroll-sawn brackets, exposed rafter tails, American Spanish tile over the eaves, and a stucco parapet with metal flashing, and occasional open segments filled with squat balusters. The flat roof of the third story has tile flashing, sections of balustrade, and portions of trellis roofing that extend toward the façade. On the south elevation, there is a pergola over the entrance that features carved rafter tails, thick fluted Tuscan columns, and a metal gate. On the north elevation, there is a brick exterior double chimney on the western half, and a projecting bay on the first story that has a clay tile hip roof with rafters and brackets at the cornice. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing

The garage is a two story, hipped roof building with asphalt shingles, three single bays of overhead garage doors, and grouped sets of windows on the second story. It is located at the rear of the lot.

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\(^{56}\) Sanborn Fire Insurance Map Company (August 1908), 19.

\(^{57}\) Ibid., (May 1916), 19, (1924), 22, and (1924 [amended July 1950]), 22.

\(^{58}\) Olson and Olson, *Sioux Falls*, 48.

\(^{59}\) Sanborn Fire Insurance Map Company (1924), 22.
227 N. Duluth Avenue
John Mallanney House
This two-and-a-half story Colonial Revival house has a stone foundation, coursed wood shingle siding, a symmetrical façade, and a side gable roof with asphalt shingles, closed eaves, dentils, and cornice returns. The façade features a central entrance porch with flat roof, dentil molding at the cornice, simple entablature, smooth pilasters at the wall and flared Ionic columns at the corners, quartzite piers, metal railing, and a single-leaf entrance with fanlight transom and sidelights. To either side of the entrance, there are groupings of three six-over-one sash windows projecting slightly from the wall below a flared shingle eave and dentil molding. On the second story, there is a central canted bay with a six-over-six window in the middle and four-over-four windows on either side. That bay is flanked by two single six-over-six windows on either side set just beneath the frieze board. There is a wide front dormer with a hipped roof, shingle siding, and a group of four one-over-one windows. On the south elevation, there is an exterior brick chimney, semi-arched windows flanking the chimney at the attic level, and single windows on the first and second story also with flared shingled eaves and dentils. On the west elevation, there is a central rear one-story porch and a smaller hip roof dormer. There are also two original rear wings with hipped roofs and shingle siding. The southern wing has banded multi-light windows on the first and second stories, and the northern wing has a rear entrance. (Listed in original nomination as B)

Secondary: Contributing
The garage was added on the southwest corner of the lot. It has a front gable roof, two single bays, fixed six-pane windows in wood surrounds, wood shingles, cornice returns, and overhanging eaves.

230 N. Duluth Avenue
A.J. Devers House\(^61\)
This two-and-a-half story Colonial Revival foursquare house has a quartzite foundation, weatherboard siding, corner boards, and a flared hip roof with asphalt shingles. Its façade features an off-center entrance porch with quartzite and concrete steps, smooth Tuscan columns, simple entablature, bracketed eaves, and a deep pediment roof. The single-leaf glass-and-panel door features a fluted wood surround with key. To the north of the entrance is a single one-over-one window, and to the south there is a picture window with leaded glass transom and two-pane sidelights with leaded glass in their upper panes. On the second story, there are two one-over-one windows at the cornice line flanking a small circular window. There is a simple frieze and scroll brackets beneath the wide eaves. On the façade, there is a flared-gable dormer featuring dentil molding and cornice returns, wood siding, and an arched window with wood surround. On the south elevation, there is a three-sided bay window. On the north elevation, there is an oriel window with wood siding and hip asphalt roof over a modern side entrance door. The entrance porch replaced a historic full-width, one-story open porch sometime after 1950.\(^62\) (Listed in original nomination as B)

Secondary: Non-Contributing
The two-story garage is located at the rear of the lot. It has vertical board siding and a gable roof.

234 N. Duluth Avenue
Contributing
MH00600141
1907
This two-and-a-half story Queen Anne house has a stone foundation, weatherboard siding, corner boards, and a front-gable roof with asphalt shingles. It has a one-story porch that wraps around the south end of the house to another entrance. The porch roof extends over a one-story bay window on the south elevation. The porch has turned balusters, square posts with scrolled capitals, a tongue-and-groove

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\(^61\) Date from county records, but first appears on Sanborn maps in 1911.

\(^62\) Brochure, “The Sioux Falls Historic District,” 1976, SHPO.

ceiling, and simple entablature. The main entrance on the northern half of the façade is a glass and wood door in a simple wood surround. On the southern half, there is a large one-over-one window and a picture window with transom on the curved corner. On the second story, there are two one-over-one windows with diamond-pane upper sashes. The cornice has tongue-and-groove closed eaves. In the gable end, there is a cantilevered bay window with diamond-pane windows beneath a projecting pediment with corner brackets and a centered diamond-shaped, diamond-pane window in the peak. On the north elevation, there is a central two-story bay. On the south elevation, the one-story bay window at the end of the porch has a picture window with leaded glass transom and a turned roof balustrade. Other single windows on the south elevation are one-over-one sash windows with diamond-pane upper sashes and simple wood surrounds. There is a short quartzite wall along the sidewalk in the front of the property and concrete steps leading from W. 7th Street to a rear entrance. *(Listed in original nomination as B)*

**Secondary: Non-Contributing**

The side-gable banked garage has one single bay and one double bay with overhead doors that have carriage-style straps and hardware. The garage has wide compressed board siding, closed eaves, and Craftsman-style light sconces.

**235 N. Duluth Avenue  Contributing  MH00600133  1910**

This two-and-a-half story house has a stone foundation, wood board and shingle siding, and a flared hipped roof with a narrow frieze board, wide tongue-and-groove closed eaves, a tall rectangular chimney with dentil banding on the northern slope, and dentil molding at the cornice. The one-story porch was enclosed sometime after 1950.63 The full-width porch has wood siding, a central picture window flanked by one-over-one windows and narrow two-pane sidelights. The porch has a flared hip roof and tongue-and-groove soffit. The second story of the façade has shingle siding and two six-over-one windows. The entrance has been re-oriented to the north elevation, one door in a wood surround is located on the ground level and another is located up steps under an entrance porch with a pyramid roof. On the north elevation, there are asymmetrically-placed windows of various configurations in wood surrounds. There is a roof dormer with two three-pane windows, shingle siding, closed tongue-and-groove eaves, and hipped roof. *(Listed in original nomination as B)*

**Secondary: Non-Contributing**

There is a garage on the rear of the lot. It has a hip roof with asphalt shingles. It has a double-bay and a single-bay overhead garage door.

**300 N. Duluth Avenue  Contributing  MH00600124  189064**

**Edgar B. Northrup House**65

This two-and-a-half story Colonial Revival house has a stucco foundation, wide wood siding with metal corners, and a hip roof with asphalt shingles. On the south façade, there is a low wood porch with metal railing over a brick stoop. The centered entrance has a single-leaf door, sidelights, fanlight with decorative muntins, Doric columns to either side, and a pediment with cornice returns and dentil molding. Above the entrance, there is a circular window in wood surround. To the east of the entrance, there are two large, twenty-pane windows and, to the west, there is a large two-over-two paired window. On the west elevation, there are four evenly-spaced windows with four-over-two single-hung sashes and louvered shutters. There is a wall dormer with gabled roof, cornice returns, and divided lunette window. On the north elevation, there are irregularly-placed windows of various configurations and louvered shutters. There is a small, enclosed screen porch at the rear entrance with a gable roof and turned supports. On the north slope of the roof, there is a long gable roof dormer with window, board siding,

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64 Date from county records, but first appears on the 1902 Sanborn map.
65 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
and cornice returns. On the east elevation, there is a two-story addition that extends beyond the southern wall. It has a hipped roof and bay window on the first story. Historically, there was a one-story open porch on that same footprint, which was enclosed and extended to two stories sometime after 1950.\(^{66}\)

*Secondary*: Contributing

There is a garage at the rear of the lot with a gable asphalt roof and was erected prior to 1924.\(^{57}\) Its double-bay door is oriented to a driveway coming across the north side of the lot. On the east elevation, there are four small windows.

301 N. Duluth Avenue  
Dr. George A. Pettigrew House

This two-and-a-half story Colonial Revival foursquare house has a concrete foundation, weatherboard siding, corner boards, and a front gable roof with asphalt shingles. The façade features a full-width porch with wood trellis, wood floor, turned balustrade, wood steps and turned railing on the south end, round columns, and a hip roof with a low pediment over the entrance. The entrance features a single-leaf door in a wood surround. To either side, there are picture windows with leaded glass transoms and four-pane wood storm windows. On the second story, there are two one-over-one windows flanking a cameo window. The front gable has cornice returns, a simple Palladian window, and wood shingle siding. On the north elevation, there is a gable wall dormer that extends down into an oriel window. On the west elevation, there is a one-story enclosed rear entrance porch. *(Not listed in original nomination. Listed in the State Register of Historic Places on May 1, 1992.)*

*Secondary*: Non-Contributing

There is a one-and-a-half story double-bay garage at the rear of the lot, oriented to the alley, built after 2009. It has a tall gable roof with cornice returns, carriage-style light sconces, a two-over-two vinyl window in the gable end, a paneled overhead door, and manufactured board siding.

308 N. Duluth Avenue  
Boyce-Bailey House

This two-and-a-half story Italianate house has a quartzite foundation, wood siding, corner boards, and a side gable roof with prominent gable wall dormer on the façade. On the façade, there is also a full-width, one-story porch with a turned stair railing and balustrade, slender columns, and hip roof with asphalt shingles. The entrance is a single-leaf door in a simple wood surround. To the north of the door is a small one-over-one window and there is a picture window with transom to the south. On the second story, there are three one-over-one windows in wood surrounds. In the gable end, there is a Palladian window with leaded glass panes, small cornice returns, and wood square shingle siding. A brick chimney is located in the center of the roof peak. On the south elevation, there is a projecting gabled bay on the eastern half. Between 2009 and 2012, a porch wall and square posts were replaced with columns and turned spindle balustrade. *(Listed in original nomination as B)*

*Secondary*: Contributing

There is a frame one-car garage on the rear of the lot that was built prior to 1924.\(^{69}\)

309 N. Duluth Avenue  

Boyce-Bailey House

This two-and-a-half story Italianate house has a quartzite foundation, wood siding, corner boards, and single one-over-one windows with classical surrounds. The first-story window surrounds have dentil

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\(^{57}\) Ibid., (May 1916), 19, (1924), 22.

\(^{68}\) Date from county records.

\(^{69}\) Sanborn Fire Insurance Map Company (1924), 22.
bands at the cornice. The enclosed, projecting entrance is on the northern end of the façade and has a mansard roof, single-leaf door with transom, bracketed eaves, and volute corner brackets. On the south elevation, the two-story bay window has an additional bracketed eave and cornice between the first and second stories. The house has a hip roof with asphalt shingles, wide bracketed eaves, and a central hip dormer on the façade that has paired one-over-one windows. The brick chimney sits on the south slope of the roof. There is a one-and-a-half-story extension on the rear with a hip roof and two gable-end dormers and a second one-story wing on the rear with a hip roof and tall exterior chimney. Both wings were in place before 1896. Alterations after 1924 include the enclosure of the entrance porch, and the replacement of a half-length one-story open porch on the rear part of the south elevation with an enclosed addition. In 1983, restoration work included repairs to the siding and foundation, and it restored interior features like the staircase and pocket doors. (Listed in original nomination as B)

Secondary: Contributing

The concrete block garage on the westernmost part of the lot was built between 1916 and 1924 and has a pyramidal roof with a square chimney. The off-centered, multi-paneled double door is on the south elevation and there are two wood windows on the west elevation.

310 N. Duluth Avenue Contributing MH00600137 1908
This two-and-a-half story American Foursquare house has a quartzite foundation, wood siding, and a pyramidal roof with asphalt shingles. The façade features a full-width porch that, on the south end, extends into a two-story enclosed porch. The open portion features a brick base and railing, heavy square piers, simple entablature, and hipped roof. There are steps with brick risers and concrete treads with brick posts at the corners (formerly knee walls with a sloped curve). The enclosed portion features a brick base, bands of twelve-by-twelve sliding windows, square piers on the first floor, wood stringcourses, and, on the second story, groups of smaller eight-by-eight sliding windows and board siding. Other windows on the house are twelve-over-one and nine-over-one sash windows with wood surrounds and paneled shutters. The closed eaves have tongue-and-groove soffit. On the façade, there is a hipped roof dormer with a paired sash window and board siding. On the east elevation, there is a full-width, one-story extension and a hipped roof dormer. The porch was enclosed before 1924. There are short brick pier walls to either side of the walk leading to the front entrance, built in recent years. (Listed in original nomination as B)

Secondary: Contributing

There is a two-car garage on the rear of the lot that was built before 1924. It has a pyramidal roof, exposed rafter tails, and one-over-one sash windows in wood surrounds.

315 N. Duluth Avenue Contributing MH00600111 1890
John Mallanney House
This two-and-a-half story Queen Anne house has a quartzite foundation, wood siding, and a hip roof with hip cross gables, lower gables on the north and south slopes, and a large projecting front gable. On the façade, the one-story open porch wraps around both corners of the house and sits on quartzite piers with decorative wood trellising. The porch has turned wood supports with a narrow frieze and scroll-cut brackets, a balustrade with square balusters, entablature with dentil molding, and shallow hip roof. The

70 Ibid., (August 1896), 18.
71 Ibid., (1924), 22, (1924 [as amended July 1950], 22.
72 Tax Moratorium project file, 309 N. Duluth, SHPO.
75 Ibid., (May 1916), 19, (1924), 22.
76 The porch had thicker columns previously. Architectural survey photographs (1975), SHPO.

Section 7 page 27
original porch had a scroll frieze, cut balustrade, and a pediment gable over the entrance.\textsuperscript{77} The entrance is located on the northern end of the porch and has a single-leaf door, wood screen door, and leaded glass sidelights in a wood surround. To the south of the entrance, in the northern corner of the wrap-around porch, there are picture windows with stained glass transoms. Above the enclosed southern corner of the porch, there is a small balcony with a square balustrade and turned posts. On the second story, there are two one-over-one windows below a band of staggered square shingle siding. In the front gable peak is a projecting gabled bay with small one-over-one windows and fish-scale shingles in the gable end. The cornice has a simple frieze board and closed eaves. There are brick chimneys on the east slope of the main roof and on the north slope of the rear cross-wing. On the north elevation, the lower gable has fish-scale shingles and a small window. On the south elevation, the elaborate projecting gable bay window has bands of dentils and brackets. There is a one-story, double gable roof garage with a paneled overhead door that was attached to the rear of the house prior to 1924.\textsuperscript{78} (\textit{Listed in original nomination as A})

\begin{tabular}{l|l|l}
319 N. Duluth Avenue & Contributing & MH00600138 & 1881 \\
Charles A. Jewett House & & & \\
This two-and-a-half story Queen Anne house with Free Classic details has a quartzite foundation, wood siding, and a flared cross gable roof with asphalt shingles. The façade features a wrap-around porch with brick base, fluted columns on brick piers, and a shallow hip roof with closed eaves. The entrance is located on the northern end of the porch and has a single-leaf door in a classical wood surround. To the south of the entrance, there is a picture window with two-pane wood storm window and leaded glass transom in a wood surround. On the second story, there are three one-over-one windows in classical surrounds. The wide eave of the front gable pediment features dentil molding and four sets of paired brackets. In the gable, there is a Palladian window with classical surround, coursed shingle siding, and dentil molding at the cornice. On the north elevation, there is a two-story bay projecting from the cross wing. On the west elevation, there is a two-story wing and additions projecting from the southwest corner. The additions began as a one-story open rear porch that was enclosed before 1908, was built up to two stories before 1924, and had a one-story open extension with concrete foundation built before 1950.\textsuperscript{79} That one-story extension has been enclosed and has Palladian-esque vinyl windows and sliding doors. On the south elevation, there is a square bay window with narrow one-over-one windows and a curved wall beneath it. It was converted into apartments between 1924 and 1950.\textsuperscript{80} (\textit{Listed in original nomination as B})
\textbf{Secondary:} Non-Contributing

There is a one-and-a-half story garage just to the west of the house, oriented to the alley. It has a gable roof with cornice returns, paired one-over-one windows in the gable end, and a two-bay overhead garage door.

320 N. Duluth Avenue & Contributing & MH00600143 & 1890 \\
This two-story spindlemoeker Queen Anne house has a stone foundation, wood siding, corner boards, and a side gable roof with asphalt shingles. The façade features a wrap-around porch with turned supports, scroll-cut balustrade, spindlemoeker frieze, carved brackets at the entrance, hipped roof, and octagonal north corner. There is a second entrance at the northern end of the porch. There is a projecting gabled bay on the southern end of the façade, and, at its base, the main entrance has a single-leaf door and simple surround. It is flanked on the north by a high, fixed window and a narrow two-pane window, and on the south by a four-pane picture window with a two-pane transom. On the second story of the projecting bay,

\textsuperscript{77} Brochure with image from 1904 \textit{Argus Leader}, “The Sioux Falls Historic District,” 1976, SHPO.
\textsuperscript{78} Sanborn Fire Insurance Map Company (May 1916), 19, (1924), 22.
\textsuperscript{79} Ibid. (July 1902), 17, (August 1908), 19, (1924), 22, (1924 [as amended July 1950]), 22.
\textsuperscript{80} Ibid., (1924 [as amended July 1950]), 22.
there is a one-over-one window and varied patterns of shingles in the gable peak. To the south of that bay, there is a wall dormer with gable roof, corner brackets, and a one-over-one window. On the east elevation, there is a cross-gable that extends to the north, with a further one-story gable extension and an open rear porch on its north side. On the north elevation, there is a bay window on the first story of the cross-wing. The rear porch has turned supports and the same cut balustrade. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing

The two-car garage sits on the rear of the lot, oriented to the driveway that extends from Duluth Avenue along the south side of the house. It has a gable roof with asphalt shingles and two overhead garage doors.

**321 N. Duluth Avenue** Non-Contributing MH00600077 1948

This two-story apartment building has a concrete foundation, stucco walls with a troweled finish, and a side gable roof with asphalt shingles. The central entrance has concrete steps, a glass-and-panel door flanked by fluted pilasters, and an aluminum awning. The long, symmetrical façade has four pairs of six-over-one windows on both the first and second stories. There are minimal eaves. On the north and south elevations, there are two six-over-one windows in the second story and horizontal board siding in the gable end. *(Listed in original nomination as D)*

**Secondary:** Non-Contributing/ Non-Contributing

There are two multi-bay garages at the rear of the lot with flat parapet roofs and painted concrete-block walls. They were built after 1950 and are oriented to the alley.\(^1\)

**335 N. Duluth Avenue** Contributing MH00600149 1888

Ross House

This two-and-a-half story blended Queen Anne house has a stone foundation, wood walls, corner boards, and a mansard roof with lower cross gables. The window hoods and form reference the Italianate style but a Queen Anne style spindlework wrap-around porch with a rounded south corner was later added (removed c.2015 for deterioration and reconstructed without frieze or brackets c.2020). The façade has an enclosed projecting entrance featuring double-leaf doors with beveled glass, stained glass transom, and decorative wood trim panels. There are two one-over-one windows on the first story and three on the second which have elaborate wood surrounds with scroll-cut cartouches. In the front gable, there is a small arched window in wood surround and scroll cut vergeboard with pendant. The cornice features a simple frieze board and open eaves with wood soffit. On the north elevation, there is a picture window on the first story with sidelights and transom, and the cross gable has an arched window and vergeboard. On the west elevation, there is an enclosed rear entrance porch with hipped roof. On the south elevation, there is a bay window with carved brackets, and there is an arched window with wood surround and vergeboard in the gable end. On the rear half of the south elevation, there is an enclosed porch with a band of tall eight-pane casement windows that dates to either 1908 or 1924.\(^2\) *(Listed in original nomination as A)*

**Secondary:** Non-Contributing

There is a one-and-a-half story wood frame garage oriented to the alley and built in the early 2000s. It has a side-gable asphalt roof, boxed eaves, one single and one double garage doors, and three single one-over-one windows on the north elevation.

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\(^1\) Sanborn Fire Insurance Map Company (1924 [as amended July 1950]), 22.

\(^2\) Ibid., (August 1908), 19, (November 1911), 19, (1924), 22.
John M. Randolph House

400 N. Duluth Avenue

Contributing

MH00600147

1902

This two-and-a-half story Queen Anne house was designed by architect Wallace L. Dow. It has a quartzite foundation, wood weatherboard siding, and a side gable roof with prominent cross-gables and asphalt shingles. The façade has a one-story open porch that wraps around the north side, a prominent front gable with projecting peak, and a turret on the southwest corner. The porch has a turned balustrade, slender Ionic columns, a hip roof with asphalt shingles, and a second entrance in the northern corner. The main entrance is off-center to the south and has a single-leaf door with wood screen door in a wood surround. To the north of the entrance is a sixteen-over-sixteen window with eight-over-eight sidelights. On the second story, there is a paired set of one-over-one windows with a retractable cloth awning. The pediment gable end has scrolled brackets, wood fish-scale shingle siding, a small arched window and a square vent. The cornice has molded wood trim and closed eaves. The polygonal tower has one-over-one windows on the first and second stories, fish-scale shingles on the eave above the second story, wood panels, scroll brackets at the cornice, and a flared octagonal cone with asphalt shingles and a finial. On the south elevation, the gable end has a pent roof base, fish-scale shingle siding, and small arched

Sanborn Fire Insurance Map Company (August 1896), 18; “Exterior of Joseph M. Bailey, Jr., Home in Sioux Falls,” Photographs and sketch. #30296P.10.01.0H, Center for Western Studies.

window. On the east elevation, there is a one-story wing with two open stalls at the basement level and a roof balustrade. There are fish-scale shingles and cornice returns in the east gable end. The porch has been restored since 1975. Projects to replace siding with redwood, add insulation to walls, and install storm windows were completed in 1989. There is a quartzite retaining wall with corner piers around street sides of the lot. (Listed in original nomination as A)

Secondary: Non-Contributing

There is a two-stall garage with gable roof at the rear of the lot, oriented to the alley. It was built sometime after 1950.

401 N. Duluth Avenue Contributing MH00600065 1922
This two-and-a-half story Prairie Foursquare house has a raised basement, brick veneer walls, and a hip roof with asphalt shingles. A prominent corbelled brick interior chimney extends from south slope of the roof. The façade has a full-width porch that is enclosed except for the entrance, and a one-story addition off the porch extends around the northeast corner of the house. The porch has brick piers, brick steps, simple entablature and closed eaves. The windows are bands of narrow six-over-six windows with rowlock sills between the piers of the original length of the porch, and there is a group of three similar windows in the front wall of the extension. There is a soldier course of brick running along the bottom of the first story around the house, and a rowlock course running at the level of second-story window sills. On the second story of the façade, there are two pairs of six-over-six windows and a central accent block. The cornice has a narrow frieze and wide closed eaves showing the influence of the Prairie Style. There is a roof dormer with hip roof, wide eaves, asphalt siding, and a group of three four-pane windows. The west elevation has a hip roof dormer, and a single-bay, two-story wing that attaches to a one-story garage, built concurrently to the house. A second garage was attached on the west side of the first sometime after 1950. The garages have flat parapet roofs with concrete coping, and a soldier lintel over their two-bay overhead doors. The brick tapered and corbelled chimney is located on the southern slope of the roof. Minor alterations include the enclosure and extension of the porch, done prior to the original nomination, and the addition of a second garage. A set of concrete steps at the street corner leads to a curving sidewalk to the front entrance, and a wood privacy fence was built around the lot between 2017 and 2018. (Listed in original nomination as C)

404 N. Duluth Avenue Non-Contributing MH00600074 1950
This one-and-a-half story American Small House has stucco walls with a Spanish finish, and a side gable roof with asphalt shingles. The lot slopes backwards so only one-story of the façade is visible from the street. On the façade, the southern portion of the roof extends into a partial-width porch over the space between the off-center entrance and the door into the garage. The porch has square metal supports and a shed roof. The entrance is a single-leaf door with an aluminum screen door. There are two one-over-one windows to the south of the entrance and one to the north. The house has minimal eaves. The single-bay garage wing sits forward from the south end of the house; it is oriented to Duluth Avenue, has a front gable roof, minimal eaves, and a paneled overhead door. On the east elevation, there is a rear entrance, several windows, and an almost-full-width roof dormer with three windows and a shed roof. (Listed in original nomination as F)

Secondary: Non-Contributing

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80 Architectural survey photographs (1975), SHPO.
87 Tax moratorium file, SD-90-00002, SHPO.
89 Ibid., (1924 [as amended July 1950]), 21.
81 Architectural survey photographs (1975), SHPO.
There is a large one-story gable garage behind the house to the east, having a concrete foundation, wide board siding, and closed eaves.

415-417 N. Duluth Avenue  Contributing  MH00600094  1886

Hosmer H. Keith House
This two-and-a-half story Queen Anne house with half-timbered detailing was built by C. J. Kelleway for Hosmer H. Keith. It has a stone foundation, wood weatherboard siding on the first story, wood shingle siding on the upper stories, and a side gable roof with prominent lower cross gables and asphalt shingles. The façade features an entrance-width porch with single-leaf door, square wood supports, shed roof, and pediment roof with carved sunburst element and dentil molding. To the south of the entrance, there is a full-height canted bay with one-over-one windows on each of the three sides on each story and topped by a polygonal turret and finial. To the north of the entrance, there is a projecting two-story circular tower with bands of paired one-over-one windows and topped by a squat conical tower. In the front gable, there is some decorative half-timbering. On the north elevation, there are sets of paired windows and cornice returns in the gable end, one-over-one and boarded windows on the rear wing, and two roof dormers with paired windows and shed rooves one on each of the front and rear wings. On the south elevation, there are two shed dormers on the rear wing, a plastered chimney remnant running through the gabled bay, and an enclosed one-story porch with shed roof, groups of one-over-one windows, and entrance pediment. Alterations include the shortening of the chimney, the removal of the middle of the porch that left only the entrance porch on the façade and an enclosed segment on the south elevation, and the removal of the porte-cochere on the south elevation. (Listed in original nomination as C)

Secondary: Non-Contributing
One garage is at the rear of the house and is a two-car frame building with a gable roof and exposed rafter tails that is oriented to the north. The garage was built between 1924 and 1950.

Secondary: Non-Contributing
The other double garage is made of reinforced concrete, has two stalls with overhead doors, stucco walls, and is located at the front of the lot, embedded in the ground, and oriented to Duluth Avenue. The garage was built between 1924 and 1950.

418 N. Duluth Avenue  Non-Contributing  MH00600172  1954

This one-story American Small House has a concrete foundation, wide horizontal and vertical board siding, and a slightly flared, side gable roof with asphalt shingles and a lower cross gable on the façade over the integrated single-bay garage. The façade has vertical board siding in the gable end and a single-leaf entrance on the north side. The garage has a modern sixteen-paneled overhead door, formerly a paneled overhead door with small diamond accents in each panel. To the south of the gabled bay, the main volume has a large picture window and one-over-one sidelights. Below the picture window, the wall is veneered in long blonde brick. (Listed in original nomination as D)

Secondary: Non-Contributing
Behind the house, there is a multi-level garage with a gable roof that is orientated to the alley.

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92 Sioux Falls Daily Argus (SD), December 24, 1886.
93 C.J. Kelleway was from New York and the design was based on a house that Hosmer Keith admired in St. Paul, Minnesota. Sioux Falls Daily Argus (SD), December 24, 1886 and January 24, 1887.
96 Ibid.
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**Nils and Lena Johnson House**
This two-and-a-half story house has a stone foundation, wood siding, corner boards, and a clipped pyramidal roof with a prominent front gable. The spindleswork porch and gable elements suggest the Queen Anne style, while the symmetrical form and brackets suggest continued Italianate influence. The façade features a slightly projected central bay and a full-width open porch. The one-story porch has a base of rusticated concrete block. It has turned supports, a short spindleswork frieze, small brackets at the posts, a small pediment over the centered entrance with carved sunburst, and a mansard roof with asphalt shingles that bumps out in the center. The entrance features a narrower glass-and-panel wood door and two-light transom. To either side there are large four-light picture windows with two-pane sidelights and transoms in a wood surround. On the second story, there is a one-over-one window in wood surround on the central bay, and there are two similar windows on each side. In the gable end, the projected bay has a pent roof with fish-scale shingles, a one-over-one window, and a carved vergeboard. The cornice has a frieze board, wide eaves, and small scrolled brackets. On the south elevation, there is a one-story extension with a flat roof. The house was converted into apartments between 1924 and 1950. *(Listed in original nomination as B)*

**Secondary:** Contributing
The two-story garage is located at the rear of the lot and is oriented to the alley. It was built out with a stone foundation and frame structure between 1916 and 1924.

**422 N. Duluth Avenue**
This two-and-a-half story American Foursquare house has a quartzite foundation, vinyl siding, and hipped asphalt roof with large gabled roof dormers on the façade and north elevation. On the façade, concrete steps with brick knee-walls lead up a full-width open porch with a vinyl-sided porch wall, square tapered supports, hipped roof, and vinyl eaves. The entrance is slightly off-center and features a single-leaf door with vinyl storm door and wood surround. To the north of the door is a small fixed four-pane wood window in wood surround and, to the south, there is a six-over-one window with vertical muntins and an aluminum storm window in a wood surround. The vinyl siding lays flush with the surrounds. On the second story, there are two four-over-one windows and in the dormer gable there is a set of paired four-pane windows with vertical muntins. On the east elevation, there is a rear entrance porch on the first story with steps that cross in front of the basement, which was added sometime after 1950. *(Listed in original nomination as C)*

**John W. Tuthill House / Bishop’s Residence**
This two-and-a-half story Queen Anne house was designed by architect, Wallace L. Dow, and built by Hubbard Stone Company. *(Listed in original nomination as B)* It has a quartzite foundation, a quartzite first story done in an English rowlock bond, wood weatherboard siding, copper flashing and guttering, and a hip asphalt roof with lower cross wings at the front and back. The façade features a one-story porch that wraps around the northeast corner of the house. The porch has a quartzite base with arched vents, curved corners, slender fluted columns with flared Ionic capitals, a wide paneled frieze, dentil molding at the cornice, and a standing seam copper roof. The porch roof has a pediment above the entrance with carving and dentil

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97 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
101 Dumke, W.L. Dow, 90; “John W. Tuthill home in Hubbard Stone promotional material, n.d.” Photograph, #30296P.10.01.0M, Center for Western Studies.
molding in the gable end. There is a large picture window with a semi-circular arch to the south of the entrance. Above the porch, there is a two-pane picture window with stained glass transom and dentil surround. The cornice above the second story features dentil molding. On the corner projecting bay, narrow windows and square stained-glass transoms alternate with fluted pilasters. To the south of the porch, there is an octagonal tower bay with one-over-one windows on the first level with jack arch lintels, panels with carved garland motifs, one-over-one windows in wood surrounds with dentil molding on the second story, and a simple molded cornice. There is an elaborated, corbelled brick chimney on the southern slope of the front wing.

On the north elevation, there is a projecting center bay with an arched window on the first story, window with dentil surround on the second, stained glass transoms, panels with Greek key fretwork, a copper pent roof, and a fanlight window in the third story below a carved pediment. On the west elevation, a lower cross wing has paired windows on the first and second stories, and a small hip roof dormer with paired windows. There are two other corbelled brick chimneys on the west slope of the main roof and on the south slope of the rear wing. Since 1950, there has been a one-story frame addition on the southwest corner of the house with wood siding, paneled parapet, and gabled entrance with carved pediment. Further, there has been a three-stall garage with a hip roof added to west, which is oriented to W. 5th Street. On the south elevation, there is a one-story porch that was enclosed sometime before 1924, a recessed second story flanked by paired fluted square columns, and a hip roof dormer with a group of four windows and dentil molding. The front porch was added sometime between 1896 and 1902. The polygonal bell tower and the pyramidal tower on the northeast corner were removed before 1976, and the south porch has been enclosed with additions. (Listed in original nomination as A, also as 433 N. Duluth Avenue.)

424 N. Duluth Avenue  Contributing  MH00600171  1910
This two-and-a-half story American Foursquare house has a stone foundation, wood weatherboard siding on the first story, wood shingle siding on the upper stories, and a cross-gable roof with asphalt shingles. The façade features a full-width porch with an off-center entrance. The porch has round Tuscan columns, square balustrade, large frieze board, and asphalt roof. The slightly-projecting entrance has a single-leaf glass-and-panel door. To the north of the door, there is a tall nine-pane window, and further to the north there is a picture window with eight-pane transom. On the second story, there are two nine-over-one wood windows below a simple frieze board and closed bead-board eaves. The gable end features a pent-roof pediment with a small window with a fan or HVAC unit insert. (Listed in original nomination as C) Secondary: Non-Contributing
There is a side-gable garage behind the house to the east, having a concrete block foundation and vinyl siding.

426 N. Duluth Avenue  Non-Contributing  MH00600145  1910
This two-and-a-half story American Foursquare house has a foundation veneered with faux brick panels, fiber cement board walls, and a front-gable roof with lower cross gables and closed eaves. The façade features a projected entrance on the north end, concrete steps, a pent roof over the first story that extends over the entrance, and a small picture window on the north end. On the second story, there are two one-over-one windows with aluminum storm windows. The front gable has a pent-roof pediment with a simple Palladian window. On the north and south elevations, there are only a few windows on the first and second stories, but original simple Palladian windows are located in the cross-gable ends. Major

103 "John W. Tuthill home (423 N. Duluth Ave.), 1890," Photograph, #30296P.10.01.0M, Center for Western Studies.
alterations include the loss of the front porch, the alteration of fiber cement board siding, and the elimination of several windows on the north elevation. (Listed in original nomination as B)

428 N. Duluth Avenue Non-Contributing MH00600144 1961

This one-story house has a concrete foundation veneered with faux brick panels, fiber cement board walls, and front gable roof with closed eaves and exaggerated exposed beams. The recessed entrance is on north end of the facade with concrete steps, a paneled door, and square wood railing. There are two double-pane sliding windows on the façade. On the east elevation, there is a rear entrance at the top of wood steps and back porch. On the north elevation, there is a basement entrance. (A 1910 building was listed at this address in the original nomination as B)

Secondary: Non-Contributing

There are extant walls from a former double garage with flat roof located at the rear of the lot, set into the hill, and oriented to the alley.

503 N. Duluth Avenue Contributing MH00600123 1915-1919

Cathedral of Saint Joseph

The Cathedral of Saint Joseph was constructed between 1915 and 1919 by the Catholic Diocese of Sioux Falls. The Beaux-Arts-trained architect Emmanuel Louis Masqueray designed Saint Joseph Cathedral using a blend of Romanesque and French Renaissance architecture and an apse-and-transept plan. He passed away in 1917 and one of his students, Edwin H. Lundie oversaw the rest of the construction. Lundie’s architectural firm, Slifer, Lundie, and Abrahamson, designed the residence, sacristy, and crypt for the cathedral. The local supervisory architect was George P. Harris and general contractor was O.H. Olson of Stillwater MN. The cathedral underwent restoration in c1994-2011 directed by liturgical architect Duncan Stroik of South Bend IN, Conrad Schmitt Studios of New Berlin WI, Sioux Falls Construction Co., and others.

The church has a Sioux quartzite foundation, Bedford limestone walls, concrete floors, Kasota sandstone interior, steel reinforced structure, and slate and copper seam roofing. The grand façade has flanking towers that rise 175 feet, a long nave with cross wings at the transept, and a semicircular apse. On the façade, a wheelchair-accessible modern entrance has been built below-grade at street level. To either side, there are flights of stone steps with copper railings and lamps leading to the central processional entrance with arched and pedimented surround, flanking side entrances, a central stained glass rose window, tall stained glass windows along the towers, Norman buttresses separating each bay, an arcature at the cornice running the width of the façade, a pediment with crucifix over the central bay, and two arced towers with smaller turrets at each corner of the square tower, conical roofs, and crucifix finials. The slightly recessed entrance has heavy, paneled double doors, flanking marble columns with Corinthian capitals and mascaron elements, an arched surround with elaborate moldings of acanthus and other motifs, a relief sculpture in the apex, and adjoining medallion sculptures. There are simple water spouts on either side of the entrance surround and at the corners of the tower at the arcature level. On the north

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104 Architectural survey photographs (1975), SHPO.
105 Date from county records, although not listed in the original 1974 nomination.
107 *The American Contractor* 38 (September 8, 1917), 46; 40 (March 1, 1919), 82B.
110 Photo Negatives, Sioux Falls Historic District, NRHP File, SHPO.
and south elevations, there are one-story canted bays with diamond-pane, stained glass windows and copper roofs beneath tall stained-glass windows on the towers. On the main body of the nave, there are bonded buttresses separating each bay, tall arched stained-glass windows with simple molded surrounds with pilasters, and bands of L-shaped modillons at the cornice. On the east elevations of the transept, there are arched stained glass windows, a simple pedimented double-leaf entrance with copper railing on the south wing, and a one-story extension with pediment cornice, crucifixes, double-leaf door, and handicapped ramp on the north wing. On the north and south elevations of the transept, there are three narrow stained-glass windows below rose windows in dentiled surrounds, the continued cornice of L-shaped modillions, and parapet gables with a crucifix at the apex. On the west elevations of the transept, there are nearly full height canted bays with a narrow stained-glass window on each side, L-shaped modillions, and a copper seam roof. The west elevation of the main body of the nave has a parapet cornice with stone crucifix at the apex. Below the cornice, the projected semi-circular apse features buttresses separating tall and narrow stained-glass windows, L-shaped modillions at the cornice and a copper seam roof.

Off the west elevation, there are two attached buildings built concurrently to the cathedral. A short breezeway connects the cathedral to the southern building. The one-story, rectangular stone building has a raised basement, groups of arched stained-glass windows, slightly projecting parapet gable bays at the corners, entrance on the western elevation, three windows and crucifix at the apex of the western elevation, and a slate hip roof. The southern building has been extended to the north, and the extension has groups of three one-over-one windows with fanlights (creating an arcaded rhythm), a molded stringcourse, and a flat parapet roof. The northern building is connected by a short breezeway, was built as a residence, and is a two-and-a-half story stone building with a flared hip slate roof and an interior chimney on the eastern slope. It has a raised basement, sets of paired six-over-one windows with fanlights in round arches on the first story, a string course, rectangular six-over-one windows on the second floor, and a cornice with exposed rafter tails. On its west elevation, there is a projecting bay with parapet gable just to the story of a projected entrance with corner buttresses and a single-leaf door. On the south elevation, there are two roof dormers with six-over-six windows and flared hip roofs with rafter tails. On the eastern elevation, there is a projecting bay on the southern half, with a parapet gable and a centered exterior chimney. There is also a projecting bay on the northern side with a flared hip roof, above a one-story addition which has six-over-one windows with fanlights and a flat roof. On the north elevation, there is an entrance with stone steps and an arched metal canopy featuring brackets with crucifix motif, below a parapet wall dormer with a small arched window. To the east of that there is a recessed entrance with stone steps and a modern entrance at sidewalk level. (Listed in original nomination as A)

523 N. Duluth Avenue  Contributing  MH00001720  1926, 1960

Cathedral School / St. Joseph’s School

The three-story Cathedral School (now Catholic Pastoral Center) was built in 1926 and designed by architect Joseph Schwarz. It was used as a school until 1961. The Neoclassical building has a concrete foundation, brick-and-tile walls in a double-header common bond, reinforced concrete floors and roof, and a flat tar-and-gravel roof with parapet. The façade features an entrance porch with pilasters and paired Doric columns, an architrave reading “Pro Deo et Patria” (For God and Country), and a wall balustrade. The main part of the façade features seven bays divided by brick pilasters with stone capitals, stone stringcourses above the first and third stories (which continue across the whole building), and brick accent blocks with basketweave bonding between the second and third stories. The windows are fixed.

with six lights and a six-pane transom, rowlock sills, and soldier course lintels. The third-story window in the center bay has a circular mullion. At the cornice, there is a central name block reading “Cathedral School” in relief and a crucifix mounted above that. There are projecting bays on both corners of the façade with large accent blocks out of soldier bond. A cornerstone reading “Cathedral School 1926” is located on the lower southern corner. On the north elevation, there are four bays with similar twelve-pane windows, a double-door entrance with six-pane transom on the first story of the third bay, and a shorter nine-pane window on the second story of the third bay. On the west elevation, a three-story gymnasium/auditorium has been demolished and replaced with a one-story addition that has few windows and a tall chimney. An addition for St. Joseph’s School was built in 1960, outside the district’s period of significance. It extends to the west from the northern half of the high school. The three-story elementary school wing features a concrete foundation, white brick walls that use a sixth-course Flemish header bond, bands of windows at each story with three lower sliding windows below glass block, a metal crucifix and name affixed to the western end of the north elevation, and a flat roof. The wing has a differentiated design and is placed so the main elevations of the 1926 building are unobscured. (Listed in original nomination as D)

South Summit Avenue

133 S. Summit Avenue

Contributing MH00600215 1914

This two-story American Foursquare house has a Sioux quartzite foundation, asbestos siding, and a flared pyramidal roof with asphalt shingles. A brick chimney sits near the apex. On the façade, there is a central entrance porch over the slightly-projecting entrance. The porch has concrete steps, iron railings and supports, and a hipped roof with asphalt shingles. There are two bays of windows to either side and a small window above the entrance, which are one-over-one with aluminum storms and fixed aluminum awnings. In the past, the house had a full-width one-story porch across the east façade.112 There are concrete planters to either side of the entrance. On the west elevation, there is a rear entrance porch that was enclosed sometime after 1950.113 On the south elevation, there is a historic, one-story canted bay and to the east, a tripartite window is bumped out with a gable roof. The building was converted into apartments between 1924 and 1950. (Listed in original nomination as C)

129 S. Summit Avenue

Contributing MH00600182 1878

This two-story house has a stucco foundation, asbestos siding, and a narrow gable roof with asphalt shingles and a small chimney on the rear of the roof ridge. Its east façade has two bays of single over-one windows in wood surrounds and aluminum storms. The main entrance is located on a one-story extension that goes along most of the south elevation and was in place by 1902.114 There is vinyl siding at the entrance and a craftsman bracket supporting the outside of the roof. There is a rear entrance with a small canopy on the north elevation. Historically, there had been a one-story porch wrapped across the front and over the entrance.115 (Listed in original nomination as C)

125 S. Summit Avenue

Contributing MH00600042 1905

This two-and-a-half story house has a stone foundation with stucco, asbestos siding, and a front-gable roof with asphalt shingles and a square chimney on the rear of the north slope. There is a cross gable wing off the north elevation and a one-and-a-half story rear wing with one-story extensions off its north

113 Ibid.
114 Ibid., (July 1902), 19.
and west sides, which were in place prior to 1908. The façade features a one-story open porch that wraps around the north corner of the building, the northwestern corner of which is enclosed. The porch has wood steps, paired square supports on a half wall with aluminum siding, a simple frieze, vinyl soffit, and a hipped roof with asphalt shingles. There are original wood surrounds on the front entrance and first-story windows. There are two one-over-one windows on the second story below a gable with pent roof, paired window, and square vent. The south elevation has five windows with aluminum storms.

**Secondary: Contributing**

The frame garage sits on the rear of the lot and is oriented to the north. It has a gable roof with exposed rafter tails in overhanging eaves, and two bays. It was erected between 1916 and 1924.

<table>
<thead>
<tr>
<th>123 S. Summit Avenue</th>
<th>Contributing</th>
<th>MH00600183</th>
<th>1905</th>
</tr>
</thead>
<tbody>
<tr>
<td>This two-and-a-half story American Foursquare house has a concrete foundation and stucco walls. It has a clipped pyramidal roof with asphalt shingles, large wall dormers on the east and south slopes, and a square chimney on the rear slope. The façade features a full-width, one-story open porch that has a hip roof, a simple frieze board, a simple square balustrade, and tapered columns on brick piers (painted in recent years). There are concrete steps with a metal pipe railing leading to an off-center single-leaf wood-paneled front door. On the second story, there are three asymmetrically-placed one-over-one windows, and in the gable pediment there is a small one-over-one window. On the north elevation, there are additional entrances with covered wood stairs leading up to the upper door. It was likely subdivided into multi-family housing after 1950. (Listed in original nomination as C)</td>
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<td><strong>Secondary: Contributing</strong></td>
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<tr>
<td>The frame garage sits on the rear of the lot and is oriented to the alley. It has a gable roof, two bays, and exposed rafter tails in the eaves. Between 1916 and 1924, it was built to replace a previous one-and-a-half story structure that was once designated as 123 ½ S. Summit Avenue.</td>
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<thead>
<tr>
<th>120 S. Summit Avenue</th>
<th>Contributing</th>
<th>MH00001727</th>
<th>1910</th>
</tr>
</thead>
<tbody>
<tr>
<td>This two-story house has a stone foundation, vinyl siding, and a side gable roof with wide eaves, vinyl soffit, and diamond-shaped asphalt shingles. The façade has three bays; the entrance is located in the first and features a metal railing, a paneled door with multi-paneled transom and sidelights, and a pediment surround with a central lamp. The windows are twelve-over-one with louvered shutters, excepting the second-story window in the first bay, which is paired, and the second-story in the third bay, which is a French door with iron balconette. On the north elevation, there is a central ground-floor entrance. In the past, the house had a full-width one-story porch on the façade, which was removed sometime between 1924 and 1950. (Listed in original nomination as C)</td>
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<td><strong>Secondary: Contributing</strong></td>
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<tr>
<td>The frame garage sits off the northeast corner of the house and is oriented to the street. It has a gable roof with asphalt shingles, vinyl siding, and a wide overhead door. The garage was constructed sometime between 1916 and 1924.</td>
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</tbody>
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117 Ibid., (May 1916), 22, and (1924), 33.
118 Date from county records; first appears on the 1902 Sanborn map.
120 Ibid., (May 1916), 22, and (1924), 33.
121 Date from county records; appears on Sanborn map in 1908.
123 Ibid., (May 1916), 18 and (1924), 23.
119 S. Summit Avenue  Non-Contributing  MH00600184  1970
This two-story apartment building has a concrete foundation, aluminum siding, and a flat roof with asphalt shingles and wide aluminum eaves. The east and west elevations have two widely-spaced bays of short one-over-one windows on each story. An entrance centered on the north elevation is oriented to a walkway between this and the apartment building to the north at 109 S. Summit Avenue. Just to the west of the entrance there is a projecting full-height brick wall and a small wooden balcony on the second story. There is a second entrance centered on the south elevation. Sidewalks extend from the street between the two apartments back to an asphalt parking lot that covers the rear portion of both lots. *(Listed in original nomination as F)*

109 S. Summit Avenue  Non-Contributing  MH00600185  1961
This two-story apartment building has a concrete foundation, aluminum siding, and a flat roof with asphalt shingles and wide aluminum eaves. The rear half of the building sits slightly to the south of the front half. The centered entrance is oriented to a walkway between this and the apartment to the south at 119 S. Summit Avenue. This southern entrance has brick veneer and a concrete stoop. The east and west elevations have two widely-spaced bays of windows with square panes on the first story and paired hopper-over-fixed windows on the second. The north and south elevations have four widely-spaced bays of windows, those on the south being divided by the entrance. *(Listed in original nomination as F)*

103 S. Summit Avenue  Contributing  MH00600028  1900
Cyrus and Mary Walts House
The Cyrus Walts House is a two-and-a-half story Queen Anne-Spindlework house that was designed by architect, Wallace L. Dow.\(^{124}\) It has a stone foundation, narrow vinyl siding, and an asphalt hip roof with lower cross gables. Most windows are one-over-one with storm windows. There are picture windows with transoms and sidelights on the first story of the cross gables. The house has an open porch that wraps around to the north elevation and sits below a three-story turret with conical roof. The porch has a pediment over the entrance, a scrollwork frieze with keyhole cut-outs, turned supports, and scrolled balustrade. The turret has three windows on each story, and those on the second story have prism glass transoms. There is a pent roof above the turret’s second story, dentil molding at the cornice of the conical tower, and a slate roof in alternating bands of square and fish-scale shingles. The gable ends feature extended peaks with sunbursts above a dentil eave, paired windows with brackets, and pent roofs. On the north elevation, there is a cross gable bay with a small extension off the porch. On the west elevation, there is a two-story rear porch. On the south elevation, there is a cross gable with canted bay, steps, and an additional entrance on its east side. Between 1924 and 1950, it was subdivided into apartments.\(^{125}\) In comparison to a historic photo, there has been a slight extension on the first story of the north cross gable to create a secondary entrance, and the porch has been widened to meet with the wall of the addition.\(^{126}\) *(Listed in original nomination as A)*

Secondary: Non-Contributing
The garage is a side-gable frame building, located on the southwest corner of the lot and is oriented to the north with vinyl siding, three single bays, and vinyl overhead doors.

\(^{124}\) Dumke, W.L. Dow, 89.

\(^{125}\) Sanborn Fire Insurance Map Company (1924), 33 and (1924 [amended July 1950]), 33.

\(^{126}\) “Cyrus Walts home, n.d.” Photograph, #30296P.10.01.0Z, Center for Western Studies.
North Summit Avenue

107 N. Summit Avenue  Contributing  MH00600029  1904/1923
George Egan House\textsuperscript{127}
This two-and-a-half story Colonial Revival house has an enclosed Neoclassical monumental portico and a porte-cochere, which were added between 1916 and 1924. There is a low Sioux quartzite wall with beaded mortar joints and iron fence running along the street. There are quartzite piers topped with cast stone urns at the start of the driveway and a pier with a simple cap at the south end of the wall. The house has a Sioux quartzite foundation, lapped wood siding, and a flared hipped roof with a lower front gable pediment and roof dormers on the side slopes. The enclosed portico features two bays separated by large fluted columns with flared Ionic capitals. The first story of the portico has tall single-pane paired casement windows, and a band of wood panels separates them from a row of four-over-one double-hung windows on the second story. The pediment features a wood fanlight. A porte-cochere with carved rafter tails is supported off the north side of the portico by paired Doric columns on short quartzite piers, and it leads to an entrance with brick steps and stone knee-walls capped in concrete. The central block has corner boards, a simple frieze board, head-board soffit, and curved modillions. The north elevation features an oriel window on the first story with a paired nine-light casement window and a dormer with a flared roof, an extended gable pediment with shingle and arched opening, and an arched single-hung window. On the south elevation, the windows are wood with diamond-pane muntins over single-light panes. There is a tripartite window on the western half of the first story and a rounded bay window on the eastern half. \textit{(Listed in original nomination as A)}

\textbf{Secondary:} Contributing
The frame garage sits at the rear of the lot and is oriented to the street. It has a pyramidal roof, wood siding, two bays, and bracketed eaves. It was erected between 1916 and 1924.\textsuperscript{128}

110 N. Summit Avenue  Contributing  MH00600052  1908
Max A. Kuehn House
This one-and-a-half story house has an eclectic design. The low profile, porch supports, hipped three-pane dormer, and wide eaves are features of a Craftsman bungalow, but the turreted bay and diamond-pane windows are more common to surrounding Queen Anne or Colonial Revival designs. It has a stone foundation, wood weatherboard siding, a side gable roof with cornice returns, and open, wide eaves with bead-board soffit. The façade features a side-gabled and less-than-full-width porch wrapped around the northwest corner, a hipped roof dormer, and a second story canted window bay on the southern end that extends above the roof into a hexagonal flared turret. The porch has a side gable roof with pediments and boxed eaves, scroll-cut brackets, weatherboard-sided frieze board, square piers, a simple square balustrade, wood steps, a protruding entrance, and two single-hung windows with diamond-paneled upper sashes. The hip dormer above the porch features three square, diamond-pane windows. On the southern end of the façade, there is a tripartite window with diamond-pane upper sashes below a canted bay turret. The bay is supported by scrolled brackets and has a casement window topped with a diamond-pane fanlight. On the south elevation, there are two bays of windows and a fanlight with lancet-arch muntins in the gable end. On the east elevation, there is a one-story hip addition on the southern half that was built between 1924 and 1950.\textsuperscript{129} \textit{(Listed in original nomination as A)}

\textbf{Secondary:} Contributing

\textsuperscript{128} Sanborn Fire Insurance Map Company (May 1916), 18 and (1924), 33.
\textsuperscript{129} Ibid., (1924), 23 and (1924 [amended July 1950]), 23.
A rough-faced concrete block garage is located a short distance from the northeast corner of the house and is oriented to the street. It has a side gable roof with asphalt shingles, open wide eaves, and corner brackets. There is an entrance on the south elevation, and two bays with beam lintels and overhead doors on the west. On the west slope of the roof, there is a shed-roof dormer with tapered framing, large diamond shingle siding, and two diamond-pane windows. It was constructed before 1911. 130

114-116 N. Summit Avenue  Contributing MH00600054  1918131
This two-and-a-half story American Foursquare duplex with Colonial design elements has a concrete foundation, wood siding, corner boards, and a hip roof with asphalt shingles, wide flared eaves and bead-board soffit. There is a square chimney sitting near the ridge on the rear roof slope. It has a full-width front porch of which the southern-most quarter was enclosed between 1950 and 1975.132 The porch features two central entrance doors with wood surrounds and paneled screen doors, concrete steps with concrete knee walls and metal railings, simple rounded columns with small flared Ionic capitals, turned balusters, a wide frieze, and a hip roof. On the enclosed portion, there is a paired one-over-one window on the façade and a single window on the side. The second story features four one-over-one wood windows that are set at the frieze board. On the north, west, and south slopes of the roof are roof dormers with paired one-over-one windows and flared hip roofs. Windows on the side elevations are mostly one-over-one. (Listed in original nomination as B)

115 N. Summit Avenue  Contributing MH00600170  1910
This two-story Prairie house has a stone foundation, a band of coursed shingle siding above lapped siding, wood window surrounds, corner boards, wood soffit on wide eaves, and a side-gable combination roof with asphalt shingles. There is an exterior chimney on the rear elevation that comes up through the eave. The east façade features an enclosed entrance with pediment gable roof, lap siding, and a set of concrete steps with brick knee-walls. The entrance is flanked by an eight-over-one window to the south and a picture window to the north. On the second story, there are two six-over-one windows surrounding a set of small four-pane windows in a wood surround with wood storm windows. Until sometime after 1950, the house had a half-width enclosed porch on the northern half of the façade.133 On the north elevation, there are two bays of six-over-one windows and alternating bands of square and sawtooth shingles in the gable end. On the south elevation, there is a central rounded bay window with wide eaves on the first story and two six-over-one windows on the second story. (Listed in original nomination as C)

Secondary: Non-Contributing
The wide frame garage sits towards the back of the lot and is oriented to the alley. It has a gable roof with wood lapped and shingle siding, a wide garage door, and an entrance facing the house. It was possibly expanded from an earlier garage that had only one bay.134

119 N. Summit Avenue  Contributing MH00600031  1906
Julius Kuh House
This two-and-a-half story Colonial Revival house has an American Foursquare form. It has a stone foundation, weatherboard wood siding, and a flared pyramidal roof with wood shingles, wood soffit on wide eaves, dentil molding, and dormers with shingle siding on the front and side slopes. The large,

130 Sanborn Fire Insurance Map Company (August 1908), 18 and (November 1911), 18.
131 Date from county records, first appears on a Sanborn map in 1916.
134 Ibid.
corbelled brick chimney extends through the southern dormer. On the façade, the full-width, one-story open porch has central steps with metal railings and wood knee-walls, thin columns with simple capitals, a square balustrade, a wide frieze board with dentil molding, and a roof balustrade with square balusters and short square piers. On the first story, there is a slightly-projecting entrance with a single-leaf glass-and-panel door flanked by picture windows with leaded glass transoms—the southern window is tripartite. On the second story, there is a pair of square windows with diamond-pane muntins flanked by two sets of French doors. The dormer on the façade has a hip roof, a Palladian eave with dentils, and lancet arch muntins in the upper pane of the tall, central window. On the north elevation, there is a square bay window on the first story and a cameo window on the second. The side dormers have paired one-over-one windows and pediments with cornice returns. On the south elevation, there is a canted bay window with dentil molding on the western half of the first story. (Listed in original nomination as B)

Secondary: Non-Contributing
The frame garage sits at the rear of the lot and is oriented to the alley. It has a gable roof, wood siding, a wide door off-center on the west elevation, an entrance on the east elevation, and trios of square windows on the east and south elevations. It replaced a previous one-bay garage sometime after 1950.135

120 N. Summit Avenue Contributing MH00600058 1912
Alvin C. Schoeneman House
This two-and-a-half story Craftsman house has a quartzite foundation, stucco walls with a wide band of dark shingles running at the level of the second-story windows, wide eaves with exposed rafter tails, and a side-gabled hip roof with flared eaves and asphalt shingles. There is a rectangular stucco chimney on the north side of the house. The house has a one-bay entrance porch with heavy square piers, segmental arch frieze between supports, concrete steps with stucco knee walls, wide eaves with rafter tails, and a roof balustrade with square piers and a geometric frame railing. On the first story to either side of the entrance, there are tripartite windows with six-over-one and four-over-one windows. On the second story, there are six-over-one single and paired windows. On the front slope of the roof, there are two canted dormers with multi-light windows and pentagonal roofs with rafter tails. There is a two-story wing extending east from the southeastern corner of the house and there is a square chimney rising from the eaves of that wing. On the south and east elevations, there are flared roof dormers. On the north elevation, a one-story extension was originally an open porch and has since been enclosed with board siding and one-over-one windows. The extension has a segmental frieze between square piers, exposed rafter tails, and a geometric balustrade. The interior includes murals by Sioux Falls artist Henry Rezac. (Listed in original nomination as B)

Secondary: Contributing
The garage was likely built with the house.136 It has wood siding, a front-gable roof with exposed rafter tails, and a wood door with glass panes in the second row from the top.

121 N. Summit Avenue Contributing MH00600059 1903137
This two-and-a-half story Colonial Revival house has the form of hipped roof with lower cross gables on the façade and side slopes. It has a stone foundation, wood weatherboard siding, frieze and corner boards, carved modillions, bead-board soffit in the wide eaves, and a brick chimney on the central roof ridge. On the façade, there are two single-leaf entrances on the northern end, and there are a picture window with leaded glass transom and a six-pane storm window on the southern end. The full-width one-story porch has three round columns, a simple frieze board, and a flat roof. Porch railing and roof balustrade have

136 Ibid., (May 1916), 18.
137 Date from original 1974 nomination, though construction date is 1914 in county records.
been lost since 1975.\textsuperscript{138} On the second story, there is a paired one-over-one window and an entrance door. The cross gables have pediments with pent roofs and paired one-over-one windows. A third entrance is located on the east side of the bay that extends off the north elevation. A protruding second story of the bay is supported by a Craftsman bracket on the outside corner. On the south elevation, there are series on both stories of tall one-over-one windows flanking shorter paired windows. The house was divided into multiple units between 1924 and 1950.\textsuperscript{139} (\textit{Listed in original nomination as B})

\textbf{121 ½ N. Summit Avenue}  \hspace{1cm} \textit{Contributing}  \hspace{1cm} MH00600169  \hspace{1cm} 1903\textsuperscript{140}

This smaller two-story frame house is located at the rear of the lot. It has a brick foundation, wood shingle and weatherboard siding, brick chimney on the west slope, and a pyramidal roof with asphalt shingles. There is a less-than-full-width, open porch with roof balustrade on the east elevation. A one-bay garage with a hip roof is attached to the north elevation and is oriented to the alley. (\textit{Not listed in original nomination})

\textbf{125-127 N. Summit Avenue}  \hspace{1cm} \textit{Non-Contributing}  \hspace{1cm} MH00600168  \hspace{1cm} 1955

This one-story duplex has the form of a truncated courtyard Ranch house. It has a stucco foundation, textured aluminum and stucco siding, and a side gable roof with mirrored hipped wings off the façade. There is a stucco rectangular chimney centered on the main roof ridge. The wings have nine-light glass block and single two-over-two windows with horizontal muntins on the east side. Between the wings, there is a concrete entry porch with steps and a metal railing, single-leaf entrances with aluminum screen doors leading into the wings, and groupings of three two-over-two windows on the main block of the house. (\textit{Listed in original nomination as D})

\textbf{Secondary: Non-Contributing}

There is a two-bay garage with a pyramidal roof behind the house, oriented to W. 8\textsuperscript{th} Street.

\textbf{201 N. Summit Avenue}  \hspace{1cm} \textit{Non-Contributing}  \hspace{1cm} MH00600167  \hspace{1cm} 1971

This three-story apartment building has a concrete foundation, stucco walls, faux-stone veneer over the central bay, vertical board siding running through the five window columns, and a flat roof with asphalt shingles on a mansard cornice. The entrance features low concrete steps and metal railings leading up from the sidewalk and a steep hip-roof canopy over a single aluminum-framed glass door with sidelights. Over the entrance there is a paired set of windows with fixed upper panes and awning lower panes. There are triple casement windows at the ground floor of each window bay. The entrance bay is flanked by bays of sliding doors with wood balconies and metal railings. The rear, west elevation has a similar configuration of a central entrance bay with faux-stone siding, two flanking bays of balconies, and bays of triple casement windows. There are four bays with vertical board siding on the north and south elevations with double or triple casement windows at each story. (\textit{Listed in original nomination as F})

\textbf{Secondary: Non-Contributing}

Along the alley, there is a five-bay garage with doors facing east towards the apartments.

\textbf{215 N. Summit Avenue}  \hspace{1cm} \textit{Contributing}  \hspace{1cm} MH00600023  \hspace{1cm} 1903

\textbf{Rodge/Manchester House}

This two-and-a-half story Colonial Revival foursquare house has a quartzite foundation, wood siding, capped corner boards, window surrounds with simple caps, wide flared eaves with scroll-cut rafter tails, a molded cornice, and a hip roof with asphalt shingles. A corbelled square chimney stands near the ridge on the north slope of the roof. The house has a one-story entrance porch with brick and quartzite steps, wood

\textsuperscript{138} Architectural survey photographs (1975), SHPO.
\textsuperscript{139} Sanborn Fire Insurance Map Company (1924), 33 and (1924 [amended July 1950]), 33.
\textsuperscript{140} Date from original 1974 nomination, though construction date is 1914 in county records.
Cathedral Historic District (2022 update)

Name of Property

Minnehaha County, SD

County and State

Floor, three flared Ionic columns grouped at each front corner, a flared Ionic engaged column at each joining with the wall, turned balusters on each side rail, entablature with dentil molding, and a roof balustrade with turned balusters and urn-shaped finials at each block. The projecting entrance has a single wood-paneled door, a surround with four simple rounded pilasters, and diamond-paneled windows. On the first-story flanking the entrance, there are small picture windows with double-lancet transoms and one-over-one side-lights with lancet-arch muntins in the upper sash. On the second story above the entrance, there is a cantilever bay with elongated-diamond-pane windows, a garland-motif frieze, and a flared pediment dormer with a cameo window. There are paired one-over-one windows on the second story to either side of that central bay. The other roof slopes have hip roof dormers with triple diamond-paneled windows. The north elevation features a two-story cantilever bay on the eastern half. On the south elevation, there is a two-story extension that has triple one-over-one windows on each story, wood siding and window surrounds, scroll-cut rafter tails, and a hip-shed roof. It was historically an open porch with columns and roof balustrade, which was enclosed with blending materials sometime after 1950.141 A brick retaining wall with metal fence runs along the street in front of the house. (Listed in original nomination as A)

Secondary: Contributing

The garage has rough-faced concrete block walls, a hip roof, two bays of wood-paneled garage doors facing the alley, and wood trim. It was built before 1924.142

216 N. Summit Avenue

Contributing

MH00600214

1879143

This two-story house has a stone foundation, composite board siding, one-over-one windows with peaked surrounds, and a steep-pitched cross-gable roof with scroll-cut brackets. The house has a one-story open porch that was originally built on the north side and was extended across the front wing before 1911.144 The porch had been lost before 1975 and has since been rebuilt.145 The entrance is on the north end of the porch. The porch has half walls with composite board siding, square posts, wide eaves, and a hip roof that meets the base of the second-story window. The first story has a paired one-over-one window with simple transom over both, and the second story features a single narrow one-over-one window with simple surround (formerly had a peaked cap). There was a rear porch on the northeast corner of the house that was bumped out and enclosed sometime after 1950.146 (Listed in original nomination as C)

Secondary: Contributing

There is a single-bay garage with a glass-and-panel door, wood siding, and a gable roof with exposed rafter tails and asphalt shingles facing the alley at the back of the lot.

218 N. Summit Avenue

Non-Contributing

MH00600057

1975

This two-story apartment building is oriented to the south. It has a concrete foundation, brick veneer and composite board siding, and a side gable roof with minimal vented eaves and asphalt shingles. There is a brick chimney/exhaust vent with soldier bond courses on the western end of the roof ridge. Windows are single or double eight-over-one windows with aluminum storm windows. The south-facing façade features a full-height recessed entrance, small iron lantern lights, and brick veneer on the ground floor. (Former 1903 house listed in original nomination as B)

142 Sanborn Fire Insurance Map Company (1924), 32.
143 Date from county records; first appears on Sanborn maps in 1908.
144 Sanborn Fire Insurance Map Company (July 1902), 17, (August 1908), 19, November 1911), 19, and (1924 [amended July 1950]), 22.
145 Architectural survey photographs (1975), SHPO.
219 N. Summit Avenue  Contributing  MH00600010  1900

**Frank Hyde House**\(^{147}\)

This two-and-a-half story Colonial Revival foursquare has a quartzite foundation with beaded mortar joints, wood siding, capped corner boards, and a clipped hip roof with flared closed eaves, dentil molding, and asphalt shingles. There is a stucco chimney extending from the flat center of the roof. The single-bay entrance porch features brick steps at the street, wooden steps and floor, fluted columns with flared Ionic capitals, entablature with simple frieze and dentil molding, wide eaves with wood soffit, and a roof balustrade with a curved baluster rail and urn-shaped finials on the corner posts. Under the porch, the entrance features a single door flanked by fluted pilasters under a simple entablature. To the north side of the entrance, there is a picture window with leaded glass transom, and to the south, there is a one-over-one window both in surrounds with dentil molding. On the second story of the façade, there are three one-over-one windows, the middle of which has a leaded glass upper pane and is covered by a short overhang with four flared Ionic columns. There is one gable dormer on the façade and two on each of the north and south slopes of the roof. The façade dormer features a round-arched window and wide eaves with cornice returns. The side dormers feature diamond-paned windows and pediments. On the north elevation, there are rounded and canted bays and a pergola. On the south elevation, there is a bay window on the eastern half of the first story and a two-story wing on the western half with attached flared Ionic capitals, rows of nine-over-one windows over wood panels, and scroll-cut rafter tails. According to the 1924 Sanborn Fire Insurance Map, as updated in 1950, the rear porch and two-story wing were not yet enclosed, and the house had a full-width one-story open porch on the façade that curved around the southeastern corner of the house. The property has a brick retaining wall along the street.  (*Listed in original nomination as A*)

**Secondary:** Contributing

The garage sits just behind the building, oriented to the alley. It has a two-bay garage door, wood siding, a decorative frieze, and a pyramidal roof with asphalt shingles, cupola, and weathervane.

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220 N. Summit Avenue  Contributing  MH00600056  1900\(^{148}\)

This two-and-a-half story Colonial Revival foursquare has a quartzite foundation, vinyl siding and window trim, and a hip roof with asphalt shingles, wide eaves, exposed rafters, dormers on the front and rear slopes of the roof with diamond-paned windows, and a brick chimney on the northern slope. The full-width, one-story open porch has wood steps leading to a projecting, off-center entrance, Doric columns, and a simple square railing. To either side of the entrance are large picture windows with leaded-glass transoms. On the second story and on the side elevations, there are one-over-one sash windows.  (*Listed in original nomination as B*)

**Secondary:** Non-Contributing

The garage sits on the back of the lot and is oriented to the alley. It has a single two-bay paneled overhead door, vinyl siding, minimal eaves, and gable roof with asphalt shingles. It was built sometime after 1950.\(^{149}\)

223 N. Summit Avenue  Contributing  MH00600166  1906

This two-and-a-half story Colonial Revival front-gable house has a stone foundation, wood siding, wood window surrounds, fishscale shingles in the gable end, and a flared front gable roof with asphalt shingles. There are scrolled brackets at the corners of the roof and a decorative scroll-cut pendant in the gable peak. The full-width, one-story open porch has wood steps, a railing with simple square balusters (rebuilt

\(^{147}\) Brochure, “The Sioux Falls Historic District,” 1976, SHPO.

\(^{148}\) Date from county records; first appears on Sanborn maps in 1908.

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C.2020), Doric columns, dentil molding, and hip roof. To the south of the central entrance there is a six-light wood picture window with a wood storm window. There are one-over-one windows to the north of the entrance and in the second story. There is a set of paired short one-over-one windows in the gable end. There are concrete steps and rough-faced concrete block retaining walls at the sidewalk. *(Listed in original nomination as C)*

**Secondary:** Non-Contributing
The single-bay garage sits at the back of the lot and is oriented to the alley. It has wood siding, a gable roof, and three-pane windows. It was built after 1950.\(^{150}\)

226 N. Summit Avenue Contributing MH00600046 1903

**Louis Kuh House**
This two-story Colonial Revival front-gable house has a stone foundation, wood siding and trim, one-over-one windows with simple caps, a front gable roof with boxed eaves, cornice returns, and interlocking asphalt shingles. The full-width, one-story porch has a vertical board base, wood steps off-center to the north, beaded corner brackets above the steps, simple square supports and balusters, simple frieze, and a hip roof. There is a picture window with a leaded glass transom to the south of the entrance. There is a one-over-one window to the north of the entrance and two in the second story. On the side elevations, there are gabled bays that extend slightly from the center of the second story with brackets along the base, two windows, and cornice returns. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing
The gable roof garage sits at the rear of the lot facing the alley. It has composite board siding, a four-part overhead door, and asphalt shingles. It was built after 1950.\(^{151}\)

227 N. Summit Avenue Contributing MH00600055 1906

This two-and-a-half story house has a concrete foundation, vinyl siding and eaves, a central entrance with twelve-pane sidelights, enclosed cornice returns, and a front gable roof with asphalt shingles. The historically-open porch has been enclosed, and a canopy with Craftsman brackets and small lantern pendants extends over the entrance.\(^{152}\) To either side of the entrance, there are six-over-one windows with vertical muntins and sixteen-pane sidelights. The entrance and the two main windows of the porch each have arched transoms divided into ten lights with vertical muntins. The porch features square supports, a dentil bank at the cornice, and a simple roof balustrade. There are brick raised flower beds to either side of the steps with concrete knee walls. There are two one-over-one windows on the second story and a set of paired one-over-one windows in the gable end. There is a gabled wall dormer on the south elevation. Along the street, there are three levels of flower beds that serve as a retaining wall and a metal fence with thin posts. *(Listed in original nomination as B)*

**Secondary:** Contributing
The gable roof garage sits off the rear of the lot and faces the alley. It has drop siding, a front-gable roof with asphalt shingles, a double four-part overhead door, and open eaves with exposed rafter tails. It was built before 1924.\(^{153}\)

231 N. Summit Avenue Contributing MH00600004 1900

**Edgar C. Olson House**\(^{154}\)


\(^{151}\) Ibid., 22.

\(^{152}\) Ibid., 32.

\(^{153}\) Ibid., (1924), 32.

\(^{154}\) Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
This two-and-a-half story Colonial Revival house has a stone foundation, composite board siding, and a hip roof with asphalt shingles and boxed eaves. There is a corbelled brick chimney near the roof ridge. The full-width open front porch has a quartzite base, central concrete steps, wood floor, thin square wood balustrade and supports, and flat roof. The central entrance projects from the wall and the door is flanked by X-paned sidelights. To either side of the entrance, there are picture windows with leaded-glass transom windows. On the second story, there is a central canted bay that extends above the roof into a polygonal dormer. The windows on the second story have decorative muntins in the upper sashes and the tower has an eyebrow cornice over a small round-arched window. Other windows have one-over-one sashes. The porch has been replaced since 1975.\(^{155}\) (Listed in original nomination as B)

**Secondary:** Contributing

The garage has wood siding, a pyramidal roof with asphalt shingles, modern overhead two-bay garage door, and windows with one-over-one sashes that are mostly boarded. It sits at the rear of the lot, is oriented to the alley, and was built prior to 1924.\(^{156}\)

**232 N. Summit Avenue**  
**Edward Mannix House**

This two-and-a-half story Dutch Colonial Revival house has a stone foundation, vinyl siding, a square chimney on the rear slope of the roof, and a side gable gambrel roof with a gambrel cross-wing on the façade. The open, full-width, one-story porch features wood steps, simple small posts and square balustrade and frieze, enclosed screening on the north half, and a low roof.\(^{157}\) The bumped-out central entrance is flanked by a two-over-two window and a narrow picture window with transom and sidelights. The sidelights and second-story windows have upper sashes with elongated-diamond muntins. In the apex of the front gable, there is a small, divided lunette window. On the side elevations, there are three windows on each story and a small Palladian window in the gable end. There is also a canted bay window on the rear half of the south elevation. (Listed in original nomination as B)

**Secondary:** Non-Contributing

The garage sits at the rear of the lot facing the alley and was built between 1916 and 1924, then doubled in size after 1950.\(^{158}\) The original portion was a single-bay garage with an asphalt gable roof, asphalt shingles, wood siding, a shingled gable end, and a four-part overhead door. The addition provided a second bay with a shed roof, vertical siding, and a metal overhead door.

**234 N. Summit Avenue**  
**Wallace & Blanche Scott House**

This two-and-a-half story Colonial Revival house has a stone foundation, wood siding, wood window and door surrounds, and a prominent front gable roof. The one-story wrap-around porch is enclosed on the north side and open across the front. The porch features concrete steps with brick knee walls, a turned spindle balustrade, round columns with simple capitals, frieze board, and a low-pitched roof. To either side of the central glass-and-panel entrance door, there are picture windows with leaded glass transoms. On the second story, there are two one-over-one windows with diamond light upper sashes and wood storm windows, to either side of a small central diamond-light window. The gable end features shingle siding, a smaller diamond-paned window in wood surround, cornice returns, and a pent eave along the bottom edge. On the north elevation, there are three diamond-paned windows on the enclosed porch and a small bay with three windows and shed roof above the porch. Between 1916 and 1924, a one bay

\(^{155}\) March 1975 survey photo shows porch with scroll-cut balustrade, arched screen panels, square posts, and intermittent square columns. Architectural survey photographs (1975), SHPO.

\(^{156}\) Sanborn Fire Insurance Map Company (1924), 32.

\(^{157}\) The porch floor and railings have been restored since 1975. Architectural survey photographs (1975), SHPO.

garage with flat roof was attached to the northeast corner of the house at the basement level; after 1950, it was expanded eastward to add a second bay.\textsuperscript{159} In 1991, enclosed front and back porches were restored, the roof replaced, and the interior restored to a single-family residence from a duplex (had been converted to a duplex c.1925).\textsuperscript{160} \textit{(Listed in original nomination as D)}

**303 N. Summit Avenue**

\textbf{Will A. Beach House}

This two-and-a-half story Shingle style house has a stone foundation, lap siding on the first story, wood shingle siding on the upper stories, fish-scale shingles in the gable peaks, wood window surrounds with molded caps, a cross gable roof with asphalt shingles and a rectangular brick chimney on the southern end of the roof peak. The one-story, open porch extends across the façade and around the south elevation. The porch features wood steps on the northern and southern-most ends, square posts, and turned spindles. The single-width entrance is on the northern end of the porch and to its south are a picture window with stained-glass transom and a tri-partite window with decorative muntins in the upper sashes. On the far north end of the upper stories, the roof extends down to the porch roof and the southern end of the second story is deeply recessed under the gable end. The gable end projects over the second story, and it features a three-part window, curvilinear stickwork, and long, rounded brackets along the lower eave. The gable peak further projects slightly and is also supported by rounded brackets. On the north elevation, there is an engaged porch with turned spindles and posts, and the gable end has shingles curving in to a recessed window below a wavy wall surface. On the south elevation, the cross gable features a projecting peak, and there is a cross gable off the rear wing with another curved recessed window and brackets below the projecting second story. The porch has been replaced since the 1970s.\textsuperscript{161} \textit{(Listed in original nomination as A)}

\textbf{Secondary: Non-Contributing}

The garage sits at the back of the lot facing the alley. It features two single-bay wood-paneled doors, wood siding and corner boards, wood shingles in the gable ends, and asphalt shingles on the cross-gable roof. The garage was built sometime after 1950.\textsuperscript{162}

**315 N. Summit Avenue**

\textbf{P.F. Sherman House / Knights of Columbus Hall}

This is a two-and-a-half story building designed by architect Wallace L. Dow. It has a stone foundation, stucco walls, a monumental portico, large stucco corner quoins, a hip roof with asphalt shingles, and a rear hall addition. The portico features a stone base, round stucco columns with no capitals, a large simple frieze; and a second-story iron balustrade. The entrance is a heavy wood-paneled door with sidelights and transom. Windows on the façade are six-over-one with long lower sashes. On the north elevation, there is a two-story canted bay below a roof dormer with an arched window. The rear hall was added between 1924 and 1950.\textsuperscript{163} It is rectangular and extends further north and south than the main building. It was built of brick tile, is faced in stucco, and has a rear double entrance on the west elevation. The south elevation features a single-bay entrance gabled portico encased in stucco and resting on simple stucco columns, which leads over a full-width concrete patio with a Sioux quartzite wall. It was

\begin{footnotes}
\item[159] The two-bay garage was rebuilt a bit further to the east c.1991. Sanborn Fire Insurance Map Company (May 1916), 19, (1924), 22, and (1924 [amended July 1950]), 22; Tax moratorium file, SD-92-00009, SHPO.
\item[160] Tax moratorium file, SD-92-00009, SHPO.
\item[161] Ibid., (1924), 32 and (1924 [amended July 1950]), 32.
\end{footnotes}
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converted from a home into the Knights of Columbus Hall and expanded between 1924 and 1950.\textsuperscript{164} Stucco was added to the walls sometime after the 1974 district nomination. A historic photograph shows that the building originally had wood siding and corner boards, flared Ionic columns, garlands festooned on the frieze, brackets under the eaves, a balustrade over the portico roof, a roof dormer on the façade, and an extended porte-cochere on the south elevation.\textsuperscript{165} However, little has changed since the original nomination.\textsuperscript{166} (Listed in original nomination as A, also as 305 N. Summit Avenue)

318 N. Summit Avenue Contributing MH00600213 1880
This one-and-a-half story house has a stone foundation partially parged in concrete, wide asbestos siding, wood frieze board, a projecting front entrance under a shed roof, boxed vinyl eaves and asphalt shingles, and a pyramidal roof with a large projecting hip-roof wing on the façade. The entrance features concrete steps with iron railings and a modern paneled door. To the south of the entrance, there is a picture window with a stained-glass transom. Above the entrance, there is a large wall dormer with a two-pane sliding window, vinyl siding, and a gable roof. Windows are primarily one-over-one with simple wood surrounds. On the south elevation, there is another entrance on a canted bay projecting from the corner of the building. Multiple windows on the south elevation have stained glass transoms. A wrap-around porch was added between 1896 and 1902, but it was removed sometime after 1950.\textsuperscript{167} (Listed in original nomination as C)

Secondary: Contributing
There is a one-bay garage with exposed rafter tails and one-over-one sash windows set in wood surrounds, which sits off the southeast corner of the house and faces Summit Avenue. It was built between 1916 and 1924.\textsuperscript{168}

319 N. Summit Avenue Contributing MH00600061 1913
John Fitzgibbon House\textsuperscript{169}
This two-and-a-half story house has a stone foundation, wood siding on the lower story and a smooth-stucco on the second, an entrance porch, and a front gable roof with lower cross gables. The flared roofline features wide headboard eaves, interlocking asphalt shingles, and paneled bargeboard that matches the window surrounds. There is a simple railed bracket in the apex of the front gable. The entrance features concrete steps and metal railings, a single-leaf door with sidelights and transom flanked by fluted pilasters, and a gable roof porch with thin square supports. Quartzite flower beds to either side of the entrance are the remains of a full-width open porch that was removed after 1950.\textsuperscript{170} To the south of the entrance, there is a tri-partite picture window, and there is a cut-away corner with a leaded-glass oval window to the north. Most windows are three-over-one, and the surrounds have wide caps and paneled sides. Many are aligned with the corners of the house or the projecting bays. On the north elevation, there are stairs leading up to a side entrance on the cross-gable. On the south elevation, the cross-gable is two bays wide and projects over the first story; on the first story, the eastern most bay is canted. (Listed in original nomination as B)

\textsuperscript{164} Sanborn Fire Insurance Map Company (1924), 32 and (1924 [amended July 1950]), 32.
\textsuperscript{165} “Black and white photographic postcard of the Knights of Columbus building,” c.1943, #2010.006.00013, Siouxland Heritage Museums, Sioux Falls, S.D.
\textsuperscript{166} Architectural survey photographs (1975), SHPO.
\textsuperscript{167} Sanborn Fire Insurance Map Company (August 1896), 18, (July 1902), 17, and (1924 [amended July 1950]), 22.
\textsuperscript{168} Ibid., (May 1916), 19 and (1924), 22.
\textsuperscript{169} Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
\textsuperscript{170} Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32.
This two-story Colonial Revival foursquare has a brick foundation, wood siding, an entrance porch, and a hip roof. The roof has interlocking asphalt shingles, closed eaves, and a rectangular brick chimney rising from the south elevation. The central entrance-width gable porch features concrete steps, brick knee walls, paired round columns, a segmental-arch frieze, and a pendant lantern. The single-leaf glass-and-panel door has a classic wood surround. Flanking the entrance are groups of three six-over-one windows below a pent roof with asphalt shingles. On the second story, there are two eight-over-one windows with louvered shutters sitting at the frieze board. A hip roof dormer on the façade features a pair of nine-light fixed wood windows and boxed eaves. The south elevation features a one-story addition with groupings of six-over-one windows in wood surrounds. Between 1916 and 1924, a two-story rear wing was added to the north half of the east rear elevation and the shorter enclosed addition replaced an open full-length side porch.\footnote{Listed in original nomination as B}

**Secondary 1: Contributing**
There is a single-bay garage with a gable roof, interlocking asphalt shingles, exposed rafter tails, wood siding, and a sixteen-panel glass-and-wood overhead garage door, which sits on the south line of the lot facing the alley.

**Secondary 2: Non-Contributing**
There is a garage converted into an apartment which sits on the north line of the lot facing the alley. Built as a single-bay garage with a gable roof, asphalt shingles, wood siding and one-over-one windows in wood surrounds with shutters, the door has been removed, a small shed has been added, and a four-car flat-roofed garage was added onto its south elevation between 1924 and 1950.\footnote{Ibid.}

This two-story Prairie Style front-gable house has stucco siding on the first story, square rusticated shingle siding on the second story, and a gable roof with asphalt shingles, wide and open eaves, and three paired brackets in the gable end. The foundation is not visible. The prominent full-width enclosed front porch features an entrance on the north elevation, a band of five eight-by-eight sliding windows with multi-light sidelights and an arched multi-light transom on the façade, and a single eight-by-eight casement window with sidelights and arched transom on the north elevation. The second story of the façade features a central six-over-one window flanked by smaller twelve-light windows in wood surrounds beneath a pent eave. Other windows include six-over-one and nine-over-one in asymmetrical groupings. There are two exhaust vents on the roof peak. The porch was first enclosed between 1916 and 1924.\footnote{Ibid.} A block retaining wall was built along the street sidewalk c.2019 \footnote{Ibid.} (Listed in original nomination as C)

**Secondary: Non-Contributing**
The double-bay garage features a four-part overhead door, board siding and a gable roof with asphalt shingles and boxed eaves. It sits on the alley facing south.

This two-and-a-half story Prairie Style house has stucco siding, a full-width two-story porch with large square piers, and a flared front gable roof with lower cross gables, asphalt shingles, wide boxed wood eaves, rail molded frieze board, a rail-molded wood stringcourse that runs below the first-story windows, and a rectangular brick exterior chimney that extends through the eaves on the north elevation. The porch extends under the same roof as the main section of the house. The southern half of the first story of the

\footnote{Sanborn Fire Insurance Map Company (May 1916), 19 and (1924), 22.}

\footnote{Ibid., (1924), 22, and (1924 [amended July 1950]), 22.}

\footnote{Ibid., (May 1916), 19 and (1924), 32.
porch is open with concrete steps, stucco knee walls, and a projecting entrance with modern glass-and-panel door and sidelights. The northern half of the first story of the porch is screened in and there is a picture window with eight-light transom. The second story of the porch is enclosed on all sides with bands of twelve-over-one and nine-over-one sash windows. In the gable peak, there is vertical half-timbering, a twelve-by-twelve sliding window, and arched cornice returns. Other windows include twelve-over-one, nine-over-one, and nine-light windows in asymmetrical groupings. The rear gable and lower cross gables also feature vertical half-timbering. There is a small one-story rear entrance porch with a shed roof on the south elevation that was enclosed after 1950. 174 There is another shed-roof addition on the rear elevation. Ivy grows from the north elevation over part of the façade. Low concrete block retaining walls run along the street sidewalks.  

(Listed in original nomination as B) 

Secondary: Contributing
The double garage has a hip roof, asphalt shingles, exposed rafter tails, stucco siding, and a four-part paneled overhead door below a paneled surround. It sits on the alley facing north and was built before 1924. 175

### 346 N. Summit Avenue

Contributing MH00600049 1904
This two-and-a-half story Colonial Revival house is constructed with rusticated cast stone block. It has a full-width open front porch with concrete steps, round Doric columns, a flat roof, and classical entablature with dentil molding. Windows have thick, smooth concrete lintels and thin sills. The first story features a projecting entrance with a single-leaf door and a picture window with transom. On the second story, there are two one-over-one windows with thick lintels. The side gable roof features asphalt shingles and two pediment dormers with two-by-two windows, shingle siding, and dentil cornices. There are Palladian-esque groups of windows in the gable ends of the roof. There is a two-story stucco addition on the rear of the south elevation with a flat roof and three-over-one windows, which was added between 1916 and 1924. 176 (Listed in original nomination as B)

Secondary: Contributing
The front-gable frame garage was built between 1924 and 1950 and is located between the rear lots of 346 and 348 N. Summit Ave.

### 348 N. Summit Avenue

Contributing MH00600048 1904
This two-and-a-half story Colonial Revival house is constructed with rusticated cast stone block. It has an entrance-width open front porch with concrete steps, square supports, and a front gable roof. Windows have thick, smooth concrete lintels and thin sills. The first story features a projecting entrance with single-leaf door and a picture window with transom. On the second story, there are two one-over-one windows. The side gable roof features asphalt shingles and two pediment dormers with paired one-over-one windows, shingle siding, and dentil cornices. There are Palladian-esque groups of windows in the gable ends of the roof. The house formerly had a full-width open porch that was replaced sometime after 1950. 177 (Listed in original nomination as B)

### 350 N. Summit Avenue

Contributing MH00600047 1904
This two-and-a-half story Colonial Revival house is constructed with rusticated cast stone block. It has a central entrance-width open front porch with concrete steps, paired round columns, and a front gable roof with arched frieze. Windows have thick, smooth concrete lintels and thin sills. The first story features a projecting single-leaf entrance and a picture window with transom. On the second story, there are two

175 Ibid., (1924), 32.
176 Ibid., (May 1916), 19 and (1924), 22.
177 Ibid., (1924 [amended July 1950]), 22.
one-over-one windows with thick lintels. The side gable roof features asphalt shingles and two pediment dormers with paired one-over-one windows, shingle siding, and dentil cornices. There are Palladian-esque groups of windows in the gable ends of the roof. The house extends to the rear in a cross-gable wing. The house formerly had a full-width open porch that was replaced sometime after 1950.\(^{178}\) (Listed in original nomination as B)

Secondary: Contributing
The front-gable frame garage has wood siding, side-hinged doors, asphalt shingles, and open eaves. It is located at the rear of the lot and faces W. 6\(^{th}\) Street.

409 N. Summit Avenue  Contributing  MH00600163  1912
The two-and-a-half story foursquare house has a quartzite foundation, wood siding, one-over-one windows with thin decorative wood shutters, and a clipped flared pyramidal roof with asphalt shingles and wide boxed eaves. On the façade, there is a full-width one-story porch enclosed with low wood-sided walls and one-over-one windows. It also features quartzite piers, large square supports, a wide frieze, wide boxed eaves, and a flat roof. On the second story are two one-over-one windows flanking a small fixed window. There is a large pediment dormer on the roof with a small octagonal window in the gable end. There is a square bay with a hipped roof at the rear of the north elevation. (Listed in original nomination as D)

Secondary: Contributing
The frame garage sits at the rear of the lot, faces N. Summit Avenue, and was built prior to 1924.\(^{179}\) It has a single double-width overhead vinyl garage door, gable roof, a group of three four-pane windows on the south elevation, and open eaves with exposed rafter tails.

414 N. Summit Avenue  Contributing  MH00600212  1919
This one-and-a-half story Craftsman house has stucco siding, a front gable roof with asphalt shingles, exposed rafter tails, and open eaves. On the south half of the façade, there is a slightly-projecting entrance porch with a gable roof and square piers. There is a single sash window with four vertical lights in the gable end and a group of three four-over-one windows on the first-story façade. Most other windows are single or groupings of four-over-one vertical-light windows. There is a band of wood trim around the building at the level of the top of the first-story windows. There is a projecting gable bay on the south elevation. (Listed in original nomination as D)

415 N. Summit Avenue  Non-Contributing  MH00600162  1910\(^{180}\)
This one-story house has a concrete block foundation, wide pressed-board siding, and a cross hip roof with asphalt shingles and wide boxed eaves. Windows on the façade are modern side-by-side sliding windows, and others are modern one-over-one vinyl windows. There is a central entrance with modern glass door and a wood front deck added after 1975.\(^{181}\) There is a side entrance with wood steps off the cross-wing on the north elevation. The house formerly had a wrap-around open porch that was lost sometime after 1950.\(^{182}\) (Listed in original nomination as C)

Secondary: Non-Contributing
There is a hip roof garage at the rear of the lot, oriented to the south off the alley. It has asphalt roof shingles, wide pressed board siding, and a double-bay vinyl overhead garage door.

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\(^{179}\) Ibid., (1924), 31.
\(^{180}\) Date from county records, but original nomination gave date as 1890. The block is not depicted on Sanborn maps until 1924.
\(^{181}\) Architectural survey photographs (1975), SHPO.
416 N. Summit Avenue  Non-Contributing  MH00001779  1936
This one-and-a-half story American Small House with English Revival details has a concrete foundation, stucco walls, and a steep side gable roof with asphalt shingles and exposed rafter tails. There is a rectangular chimney on the south elevation with a brick cap. The house has a prominent front gable and a projecting gable entrance with flared walls. The entrance has a single-leaf door in a slightly recessed, brick arch surround with brick quoin accents. The entrance has three concrete steps with rounded corners. To the south of the entrance is a group of three six-over-one wood sash windows with a cloth awning. In the front gable, there is a pair of one-over-one windows. Most of the rest of the windows are single six-over-one sash windows. (Listed in original nomination as D)
Secondary: Non-Contributing
There is a front gable garage behind the house, oriented to the street, which has stucco siding, boxed eaves, and a double bay rolling metal garage door.

421 N. Summit Avenue  Non-Contributing  MH00600161  1890
This two-and-a-half story foursquare house has a quartzite foundation, wide pressed board siding, and a pyramidal roof with asphalt shingles, vinyl boxed eaves, and a brick chimney near the peak. The full-width open porch has been remodeled with Rustic style unpainted wood and vertical siding. The porch has a hip roof with a slight pediment over the projecting entrance. On the second story, there are two one-over-one windows. There is a pediment dormer with two short, fixed windows on the façade. On the north elevation, there is a two-story bay that was extended from the house before 1924 to accommodate an attached garage. Major alterations impact the siding, porch, and windows. (Listed in original nomination as C)

424 N. Summit Avenue  Non-Contributing  MH00600211  1889
This oldest part of the building may originally have been a two-story carriage house for the Tuthill House at 423 N. Duluth Avenue, and it was expanded to the west between 1896 and 1902. It has been expanded into a residence with a one-story wing to the north. The original building has a hip roof with asphalt shingles, weatherboard siding on the second story, and stucco on the first story. The north wing has a central gable roof with long hip roof sections extending to the north and connecting to the former carriage house to the south. The wing has a quartzite-veneer base. (Not listed in original nomination)
Secondary: Non-Contributing
There is a large side-gable garage to the west of the main building. It has a concrete block foundation, three single-bay garage doors, vinyl siding, and asphalt roof shingles.

425-427 N. Summit Avenue  Non-Contributing  MH00600160  1916
This one-story duplex has a concrete foundation, stucco walls, and a flared roof with asphalt shingles, stucco boxed eaves, and a square brick chimney on the central roof ridge. The core of the roof has a composite form with lower cross wings and a one-story shed roof addition expanding across the rear elevation. The south cross wing has a hip roof and the north wing has a polygonal roof over a canted bay. There are two small entrance porches to either side of the façade that feature wood front steps, stucco knee walls, square supports, and stucco boxed eaves. On the façade, there are three narrow one-over-one

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183 Date from county records. Original nomination gave date as 1910. Block is not depicted in Sanborn maps until 1924.
185 Ibid., (August 1896), 18, and (July 1902), 18.
186 Date from county records. Date 1890 in original nomination. Block is not depicted in Sanborn maps until 1924.
windows and a mid-sized fixed square window all with aluminum storm windows. *(Listed in original nomination as C)*

**Secondary:** Contributing
The two-story wood frame garage at the rear of the lot facing the alley has a single bay, a stone foundation, lap wood siding, an entrance door on the north elevation, and a sliding door on the south elevation. There is a single-bay four-part garage door in the stone foundation on the alley.

429-431 N. Summit Avenue  **Contributing**  MH00600045  1916
This two-and-a-half story foursquare duplex has a stone foundation, shingle siding, and a hip cross-gable roof with asphalt shingles, wood boxed eaves, dentil molding, a brick chimney on the central ridge, and dormers on the front and rear slopes. The duplex has a central recessed entrance with concrete steps, a wood door surround, and sidelights. The more-than-full-width split porch has a hip roof, wide boxed eaves, and is enclosed with asbestos siding and groups of one-over-one wood windows with wood storm windows. The second story has two ten-by-ten sets of French windows and iron balconette railings. The front dormer features shingle siding, two six-light fixed windows, dentil molding, and wide boxed eaves. Multiple window styles include four-over-one and eight-over-one sash windows. There are side entrances on both cross wings with wood screen doors; pergola roofs extend over each side entrance between the wings and the porches. *(Listed in original nomination as B)*

**South Prairie Avenue**

133-135 S. Prairie Avenue
See description for 800-802 W. Tenth Street.

125 S. Prairie Avenue  **Non-Contributing**  MH00600181  1940
This one-story house has a concrete stucco foundation, vinyl siding, and a hip roof with lower cross gables on the façade and south elevation. The roof has asphalt shingles, a central brick chimney, and minimal eaves. The front wing has a lower gable roof projection over a canted bay window with a flared metal roof. Most windows are three-over-one wood sash windows with vinyl storm windows and fixed aluminum slat awnings. The front entrance is located on a projection between the lower cross gables. It features concrete steps leading to a wood door with five vertical lights and an aluminum storm door. There is a side entrance on a projection on the north elevation. There are hip roof dormers with pairs of three-over-one windows on the north and west roof slopes. *(Listed in original nomination as D)*

**Secondary:** Non-Contributing
The wood frame garage is located behind the house to the north and faces S. Prairie Avenue. It has a pyramidal roof with asphalt shingles. It has two single bays and the one on the north half has a vinyl overhead door.

123 S. Prairie Avenue  **Contributing**  MH00600081  1902
Stephen and Belle Snyder House
This two-and-a-half story Queen Anne house has a quartzite foundation, pressed board siding, and a flared front gable roof with asphalt shingles, a narrow frieze board, dentil molding, and wide boxed eaves. The façade features a one-story open porch that wraps around the south elevation. The porch features wood steps, a spindle railing, round columns, a wide frieze and dentils, and a roof balustrade with square

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187 Date from county records. Date 1890 in original nomination. Block is not depicted in Sanborn maps until 1924.
188 Improvement Bulletin 25 (January 25, 1902), 21; U.S. Census Bureau, Thirteenth Census of the United States, Sioux Falls, Minnehaha County, South Dakota, E.D. #344 (April 20, 1910), 5B.
posts. On the first story, there is a picture window with transom and an off-center entrance with a single-leaf wood-panel door. On the second story, there are two one-over-one wood windows with wood storm windows. In the flush gable end, there is a pair of short two-over-two wood windows in a decorative wood surround. Most windows are one-over-one single windows. On the north elevation, there are two-story and one-story projecting gable bays. On the south elevation, there is a projecting flared cross gable with a rounded first story and projecting square second story. *(Listed in original nomination as B)*

**Secondary**: Contributing
There is a double-width one-story garage at the rear of the lot facing S. Prairie Avenue. It has modern overhead door with applied carriage door detailing, wood siding, a gable roof, and open eaves. It was built between 1916 and 1924.

**121 S. Prairie Avenue**  Contributing  MH00600080  1910
This two-and-a-half story Colonial Revival house has a quartzite foundation, wood siding with corner boards, and a hip roof with prominent front pediment, lower side gables, asphalt shingles, boxed eaves, and dentil molding. The façade features a full-width open porch with wood steps, round fluted Doric columns, a wide boxed eave, and a dentil molding at the cornice. The off-center entrance has a leaded glass transom and sidelights. To the south of the entrance is a picture window with leaded glass transom, and there is a smaller wood window with leaded glass upper-sash to the north. On the second story, there are two windows with leaded glass upper sashes flanking a central cameo window with leaded glass. All three fall below a slightly projected wood entablature with four fluted Doric columns. In the gable end, there is a small Palladian window with leaded glass sashes. On the south elevation, there is a two-story projecting bay with a canted first story, square second story, and arched window in the deep pediment gable end. *(Listed in original nomination as B)*

**Secondary**: Contributing
The front gable frame garage sits at the rear of the lot and faces S. Prairie Avenue. It has a double-bay paneled overhead door with carriage-style detailing, clapboard siding, asphalt shingles, open eaves, and a group of three windows on the north elevation.

**115 S. Prairie Avenue**  Contributing  MH00600060  1907
**John H. Coon House**
This two-and-a-half story foursquare house has a concrete foundation, narrow vinyl siding, and a flared hip roof with interlocking asphalt shingles and vinyl boxed eaves. The façade features a less-than-full-width porch. The open porch has vinyl siding around square posts, and wood steps with metal railings. On the first story, there is a single-leaf paneled door with sidelights. Flanking that to the south is a triple set of three-light windows, and to the north is a four-light picture window with a leaded-glass transom. On the second story, there are two one-over-one windows to either side of a doorway filled with glass block. There are pediment dormers on the front and side elevations with vinyl siding and short one-over-one windows. On the south elevation, there is a canted bay window on the first story and a cameo window on the second story. On the north elevation, there is a centered ground-level entrance *(Listed in original nomination as B)*

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189 Porch columns and railings restored since 1975. Architectural survey photographs (1975), SHPO.
190 Sanborn Fire Insurance Map Company (May 1916), 22 and (1924), 33.
192 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
193 The porch was enclosed with large vinyl windows sometime after 1975, and re-opened c.2020. Architectural survey photographs (1975), SHPO.
Secondary: Contributing

The gable wood frame garage sits at the rear of the lot facing S. Prairie Avenue. It has two single-bay garage doors, an interior brick chimney, and exposed rafter tails.

106 S. Prairie Avenue  Contributing  MH00600086  1910
George C. Holm House
This two-and-a-half story Colonial Revival house has a stucco-finished foundation, wood siding, and a flared front gable roof with asphalt shingles, boxed eaves, cornice returns, and a square brick chimney off the center roof ridge. The full-width open front porch features wide concrete steps, a wood panel base, round Doric columns, an elaborate iron railing, a recessed frieze, and a hip roof with asphalt shingles. The off-center projecting entrance has a single leaf door, and there is a picture window with transom to its south. The second story has two one-over-one windows with decorative louvered shutters. In the gable end, there is a Palladian window with diamond-pane side windows flanking a sixteen-over-one arched window. On the north elevation, there is a ground-level side entrance with a wood panel door. (Listed in original nomination as B)

103 S. Prairie Avenue  Contributing  MH00600015  1889
Henry M. Avery House
This two-and-a-half story Patterned Masonry Queen Anne house was designed by Wallace L. Dow and built by the C.W. Hubbard Company. It has a raised basement, random ashlar rough-faced Sioux quartzite walls, deep-set windows, granite string courses running above the first and second story windows, a prominent corner tower, and a hip roof with lower cross gables, slate shingles, copper flashing, a brick chimney at the center peak, and two banded stone chimneys on the northeast front ridge and the rear roof ridge. On the façade, there is a half-width entrance porch with a stone and brick base, scrolled supports in groups of three, a wide frieze, and a shingle hip roof. There is a picture window south of the entrance with a stained glass arched transom. The second story features a small stained-glass window and a three-over-one wood window. The stamped-metal cornice has dentil molding and is embossed with panels and rosettes around the tower. The tower features one-over-one wood windows, slate shingles around the third story, a dentil cornice, and a flared conical roof with finial. South of the tower, there is a polygonal dormer with four nine-light wood windows and a decorative ridge plate. On the north elevation, there is a narrow projecting gable bay with parapet roof, decorative ridge plate, stained glass windows, and a lunette window. On the first story, there is a canted window with stained glass transom and, on the roof, there is a hip dormer with three fixed windows. The rear wing features narrow one-over-one windows, a simpler cornice, a decorative ridge plate on the roof, and a gable wall dormer with triangular multi-pane windows. A rear porch was removed c.2009. On the south elevation, there is a rear entrance with concrete steps, and a two-story canted bay with first-story picture window with stained glass transom and a second-story stained glass lunette window. (Listed in original nomination as A)

Secondary: Non-Contributing

This two-bay garage was built in 2015. It has a gable roof and is faced with Sioux quartzite stone around the exterior walls. The garage sits on the back corner of the lot and is oriented to 8th Street.

102 S. Prairie Avenue  Non-Contributing  MH00600209  1894
This one-story house has a stucco foundation, vinyl siding, and a hip roof with interlocking asphalt shingles and vinyl boxed eaves. On the façade, there is a projecting gable entrance with wood steps and an aluminum screen door. To either side, there are one-over-one windows in wood surrounds. On the

194 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
south elevation, there is a side entrance with an open porch with a square support post and knee wall. There is a hip roof addition on the southeast corner, and a shed roof addition on the northeast corner. Until at least 1975, there was a full-width open porch that wrapped around the south elevation. (Listed in original nomination as C)

100 S. Prairie Avenue  Non-Contributing  MH00001778  1975
This three-story apartment building sits on a raised lot and has a concrete foundation, alternating columns of variegated brown brick veneer and vertical wood panel siding, and a composite roof with asphalt shingles. The central entrance features concrete steps with a central iron railing, a canopy deck with an iron balustrade and iron supports, a glass door in an aluminum frame with glass sidelights. The second story of the center bay is recessed. The rest of the façade features six bays of vertical wood panel siding and groups of three or four casement windows. On the south elevation, there are built-in garages on the ground floor below a concrete deck with brick piers and iron railings. There is a single garage bay flanked by two double garage bays. On the north elevation, there are two columns of casement windows in groups of three. (Previous 1900 house listed in original nomination as C)

Secondary: Non-Contributing
At the rear of the lot, facing the alley there is a composite roof garage with one double door, one single door, brick veneer columns, and vertical wood siding.

North Prairie Avenue

101 N. Prairie Avenue  Contributing  MH00060024  1908
Hubert E. Loonan House
This two-and-a-half story Queen Anne house was designed by Joseph Schwarz.196 The house has a stone foundation, wood siding, and a front gable roof with interlocking asphalt shingles, carved exposed rafter tails, corner brackets, and a corbelled brick chimney on the south slope. It has stickwork in the gable ends and a Neoclassical porch that was added between 1908 and 1911.197 The full-width front porch wraps around the south elevation and wraps over a porte-cochere on the north elevation. The south end of the porch was enclosed with six-over-one windows between 1916 and 1924.198 The porch features concrete steps, a wood sided knee wall, fluted Corinthian columns, and exposed rafter tails. A conical roof supported by Corinthian columns extends over the front steps. The entrance features a wood-and-glass door with sidelights. To the south of the entrance, there is a picture window with stained glass transom. The porte-cochere features a Sioux quartzite support wall, paired Corinthian columns, gable end stickwork, and a pendant in the gable peak. On the second story, there are two one-over-two windows. The gable wall projects over small brackets and features stucco and stickwork around a central group of three diamond-pane windows. There is a finial and pendant at the peak. On the north elevation, there is a canted bay window and a gable dormer. On the south elevation, there is a gable dormer with a small diamond-paned window and a two-story canted bay with stickwork in the gable end. The interior features an elaborate staircase, fireplace, and wood paneling and ceilings. (Listed in original nomination as A)

Secondary: Contributing
MH00001723

195 Architectural survey photographs (1975), SHPO.
196 Improvement Bulletin 36 (April 11, 1908), 28.
198 Ibid., (May 1916), 23; (1924), 33.
There is a one-story frame garage at the rear of the lot facing N. Prairie Avenue. The garage has stickwork in the gable ends, brackets, exposed rafters, asphalt shingles and weathervane on the roof, and brick veneer paneling over the foundation.

112 N. Prairie Avenue  Non-Contributing  MH00600063  1890
This two-and-a-half story house has a concrete foundation, vinyl siding, and a gable roof with asphalt shingles and narrow vinyl eaves. Windows are predominantly one-over-one with vinyl or aluminum storm windows. There is a four-pane picture window on the south end of the first-story façade. On the north end of the façade, there is a single-leaf entrance featuring wood steps to a small deck and a gable-roof canopy with corner brackets. In the gable end, there is a pair of small wood windows with diamond-pane upper sashes. Small decks are featured on three side entrances on the south elevation. On the south, there is a two-story canted bay with gable roof and a gable one-story addition at the rear. Historically, an open porch on the façade wrapped around to the southwest corner; it was removed sometime after 1950.199 (*Listed in original nomination as B*)

**Secondary:** Contributing
The one-story wood frame two-bay garage sits at the rear of the lot along the alley and faces south. It features folding wood doors, lapped wood siding, brackets and exposed rafter tails, and a gable roof with asphalt shingles.

114 N. Prairie Avenue  Contributing  MH00600067  1884
This two-story gable-and-wing house has a Sioux quartzite stone foundation, narrow vinyl siding, wood corner boards and stringcourses above the windows, and an L-shaped gable roof with asphalt shingles, a small brick chimney in the ell, and boxed vinyl eaves. The façade gable features a first-story picture window with stained glass transom, a pair of one-over-one windows on the second story, and an octagonal vent in the gable end. The windows feature wide surrounds and decorative louvered shutters. To the south of the gable wing, there is a projecting porch with a shed roof extending from the main roof and a gable canopy with simple brackets over the door. The porch was enclosed with wood windows sometime after 1950.200 (*Listed in original nomination as D*)

**Secondary:** Non-Contributing
There is a wide garage oriented to the alley with a single-bay vinyl garage door, wood siding on the side elevations, vertical pressed board siding on the east elevation around the door, and a flat roof.

117 N. Prairie Avenue  Non-Contributing  MH00600159  1907
This two-story foursquare house has a stucco foundation, vinyl siding, and a hip roof with interlocking asphalt shingles, a brick chimney on the rear roof slope, and boxed vinyl eaves. On the façade, there is an entrance on the northern end with concrete steps and iron railings, a central fixed leaded-glass window, and a picture window with leaded glass transom. On the second story, there are two one-over-one windows flanking a central cameo window. On the east, north, and south roof slopes, there are hip roof dormers with two square windows, vinyl siding, and vinyl eaves. On the west elevation, there is a historic one-story addition. A historic full-width open porch was removed sometime after 1950.201 (*Listed in original nomination as D*)

**Secondary:** Non-Contributing
There is a side-gable garage oriented to the alley with vinyl siding and three single garage bays with four-part overhead doors.

200 Ibid., (1924 [amended July 1950]), 33.
201 Ibid.
Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property  County and State

125 N. Prairie Avenue  Contributing  MH00600066  1890/1902
W.J. Sheppard House
This two-and-a-half-story spindlework Queen Anne house has a gable-and-wing form, a Sioux quartzite stone foundation, wood siding, and an L-shaped gable roof with architectural asphalt shingles and open eaves. The front gable features a canted first story with an imbricated shingle pent roof, chamfered brackets and ball pendant in the south corner, and a picture window with transom. The second story has a pair of one-over-one windows with decorative wood paneling above. In the gable peak, there is a small stained-glass window, thin diagonal siding, and decorative vergeboard. The half-width porch on the north end of the façade wraps around the north elevation and features a hip roof, polygonal corner turret, turned supports, a geometric balustrade, carved corner brackets, a beaded frieze, and variegated molding at the cornice. On the south elevation, there is a square bay picture window on the first story with paneled wood surrounds and a flared wood shingle roof. In 1987, work on the house included adding or rebuilding a basement, adding a one-story rear addition, and work on the siding and roof. The integrity of design is excellent.  
Secondary: Non-Contributing
There is a garage on the alley oriented to the south with a concrete foundation, gable roof, boxed eaves, vinyl siding, and a double-bay garage door with two pairs of fixed square windows in the door.

126 N. Prairie Avenue  Contributing  MH00600032  1912
E.W. Smith House
This two-and-a-half-story Colonial Revival foursquare has a stone foundation, wood siding, wood corner boards and stringcourses above each level of windows, and a hip roof with asphalt shingles, wood soffit, and wide eaves. On the façade there is a full-width, open porch with wood steps, heavy square supports, square balustrades at the main level and on the porch roof, wood soffit, and wide eaves. The off-center projecting entrance features a single-leaf door in a wood surround. Flanking the entrance are a fixed window with lozenge pattern muntins and a picture window with leaded glass transom. Most windows have wood surrounds and lozenge pattern muntins in the upper sashes. On the second story, two windows flank a central cameo window. There is a hip roof dormer with fixed leaded glass window behind a two-light horizontal storm window. There is dentil molding at the cornice of the main roof, the porch, and the dormer. On the north elevation, there is a square bay on the first story with a grouping of three windows and dentil molding running along the cornice and base.  
Secondary: Contributing
A wood frame garage sits at the rear of the lot facing the alley. The garage has one double bay, a multi-panel wood overhead door, a front gable roof, wood siding and soffit, and corner boards.

128-130 N. Prairie Avenue  Contributing  MH00600076  1890
This one-and-a-half story house has a Sioux quartzite stone foundation, wood siding, wide baseboard and frieze board, and a hip roof with lower cross gables, asphalt shingles, and boxed wood eaves. On the façade, there is a central entrance-width porch with wood steps, wood knee walls, square supports, and a gable roof. The front entrance is a single-leaf wood door with an aluminum storm door. Flanking the entrance there are single one-over-one wood windows with wood surrounds and aluminum storms. There is a hip roof dormer with a pair of small one-over-one windows. On the south elevation, there is a one-story rear porch. On the east elevation, there is a long rear wing with a hip roof. On the north elevation, there is a side entrance with wood steps, wood knee wall, a square support, and a flared shed roof. The

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203 Sheppard House file and photos, NRHP Research Files, Sioux Falls Historic District, SHPO.
204 Brochure with image from 1904 Argus Leader, “The Sioux Falls Historic District,” 1976, SHPO.
205 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.

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side door has a three-light transom. Also on the north elevation, there are a one-over-one window and a four-light picture window each with three-light transoms. There was historically a full-width open porch that extended around the north elevation, which was removed sometime after 1950. Non-historic siding was removed and wood siding restored in 1985. (Listed in original nomination as D)

Secondary: Contributing

The wood frame garage sits at the rear of the lot and faces the alley. It has a front gable roof with cornice returns, two single-bay overhead doors in wood surrounds, a four-light window in the gable end, wood siding, frieze board, and corner boards.

129 N. Prairie Avenue Contributing MH00600158 1922
This two-and-a-half-story Prairie house has a brick foundation, clapboard siding on the first story, irregularly-coursed shingling siding on the second story, and a flared front gable roof with asphalt shingles, boxed eaves, and a rectangular brick chimney on the north elevation. There is a prominent full-width porch on the façade with wood steps, wood-sided knee walls, wide tapered supports at the corners, and a low gable roof with shingling siding in the gable end and wide eaves. The first story has a projecting single-leaf entrance and a grouping of three- and four-over-one windows in a wood surround. The second story has two pairs of four-over-one windows and the gable end has a pair of smaller three-over-one windows. On the south elevation, there is a square bay on the first story having a flared roof with exposed rafter tails. (Listed in original nomination as C)

Secondary: Non-Contributing

There is a gable-roof frame garage at the rear of the lot, oriented to the alley, with minimal eaves, cement board siding, and a double-bay four-part overhead garage door.

131 N. Prairie Avenue Contributing MH00600157 1922
This two-story Prairie house has a stone foundation, clapboard siding on the first story, square shingle siding on the second story, and a flared hip roof with asphalt shingles, and vinyl boxed eaves. There is a prominent full-width porch on the façade with wood steps, wood-sided knee walls, wide tapered supports at the corners, and a gable roof with shingle siding in the gable end and wide vinyl eaves. The first story has a single-leaf entrance with a wood door with three lights, and there is a grouping of three four-over-one windows in a wood surround. On the second story, there is a grouping of three four-over-one windows in a wood surround. (Listed in original nomination as C)

132 N. Prairie Avenue Frank A. Brown House
Contributing MH00600208 1924
This elaborate one-story Craftsman bungalow has a brick foundation, wood shingle siding, and a gable roof with asphalt shingles, ball finials, large carved rafter tails and beams, two lower cross gables on the north elevation—an exterior brick chimney rises through the peak of the westernmost. The slightly lower, deep, projecting front porch features brick steps with flared brick knee walls, brick knee walls along the porch with raked mortar joints and two small arched vents, paired square supports with chamfered capitals on brick piers, and extra gable framing with carved rafters that is installed in the shingled gable end. There is a central entrance with a single-leaf wood paneled door flanked by groups of two and three three-over-one windows in wide wood surrounds. Most windows are three-over-one single or grouped in wood surrounds. The single-bay garage is attached to the rear of the house. The garage faces W. 8th Street, has hinged carriage doors with three-light windows, a wood paneled entrance door, shingle siding, exposed rafter tails, and a flat roof. (Listed in original nomination as C)

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207 NRHP Research Files, Sioux Falls Historic District, SHPO.
This one-story American Small House has a concrete foundation, stucco walls, an exterior yellow brick chimney, and a cross gable roof with asphalt shingles and minimal eaves. The front gable features an off-center single-leaf entrance with a modern wood panel door, aluminum storm door, concrete steps with decorative iron railings, and a slight entrance canopy with vertical vinyl siding in the gable end. There is a twelve-over-twelve vinyl window with decorative louvered shutters next to the entrance. In the gable end, there is vertical vinyl siding and a small octagonal window. On a wing south of the entrance, there is a cantilever multi-light window with a flared roof. Other windows on side elevations are eight-over-eight or six-over-six vinyl windows. (Listed in original nomination as D)

**Secondary:** Contributing

The wood frame garage sits at the rear of the lot. It has a gable roof, asphalt shingles, two single bays with vinyl overhead doors, and the west elevation has four six-light wood windows.

This two-and-a-half-story Dutch Colonial Revival house has a stone foundation, a three-bay symmetrical facade, coursed shingle siding, and a gambrel side parapet roof with wood shingles, dentil molding, and wood-paneled soffit. There are two interior brick chimneys at each corner of the roof ridge with corbelling and arched detailing. The facade features a central entrance with an elaborate surround with a single-leaf door, decorative sidelights, elliptical arch transom, thin pilasters around the door, and round Doric columns supporting a gambrel roof with cornice returns and dentils. There are two single eight-over-eight windows flanking the entrance and, on the second story, two single eight-over-eight wood windows flanking a central group of windows with a six-over-six window flanked by two four-over-four windows. On the facade, there are three tapered dormers with shingle siding, single three-over-three or one-over-one windows with fanlight transoms in keyed wood surrounds, and gambrel roofs with cornice returns and dentils. Dentils also run along the cornice of the stepped parapets on the side gables. On the north elevation, there is a cantilever bay window on the first story, a narrow pent roof with modillions over the second story windows, narrow four-light arched windows with keyed surrounds in the gable end, and an enclosed breezeway connecting to a two-bay garage. The garage features shingle siding, two wood panel doors with bands of four-light windows, and a flat parapet roof; it was added between 1916 and 1924. On the west elevation, there is a small rear wing and two roof dormers. On the south elevation, there is an original one-story half-width side porch with a flat roof, parapet balustrades of turned spindles, shingle siding, and a modillion cornice above the windows. It was enclosed with six-over-one windows above sloped siding sometime after 1950. There are narrow French doors that open onto the roof of the side porch, the same narrow pent roof, and the same narrow arched windows in the gable. The house was reportedly built according to floor plans of Commodore Perry’s ancestral home in England. (Listed in original nomination as A)

This two-story gable-and-wing house has a foundation covered in stucco, vinyl siding, and an L-shaped roof with asphalt shingles and wood soffit. There is a full-width one-story porch with concrete steps, square supports, wood plank balustrade, open wide eaves with wood soffit, and a combination shed/hip
roof. On the first story, there is a single-leaf entrance and a canted picture window with transom. In the front gable, there is a pair of two-over-two horizontal pane windows. Most windows have aluminum storm windows. On the west elevation, there is a one-story rear wing with a hip roof. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing

The hip roof garage sits off the northwest corner of the house and faces N. Prairie Avenue. There is now a small connector between the house and garage. It was built or enlarged after 1950.\(^{213}\) The garage has a hip roof with asphalt shingles, a shed-roof dormer with exposed rafter tails and three-light window, and a pent roof over the double-bay four-part overhead garage door.

### 212 N. Prairie Avenue

This one-and-a-half story house has a Sioux quartzite stone foundation on the front half of the building and concrete block foundation on the rear cross wing, which was in place prior to 1924.\(^{214}\) The house has wood siding, corner boards and frieze board, and a hip roof with asphalt shingles and wood soffit. There is a full-width open porch on the façade with wood steps, turned supports, square balusters, and a flat roof.\(^{215}\) Elements of the porch were likely replaced c. 2009 according to survey photographs. There is a central entrance with a single-leaf door, wood surround, and vinyl storm door. Flanking the door are a picture window with stained glass transom and a one-over-one sash window, both in wood surrounds. Other visible windows are one-over-one in wood surrounds. There is a gable roof dormer with a pair of one-over-one wood windows. On the south elevation, there is a side entrance door without steps on the rear shed extension, and a square bay window. *(Listed in original nomination as C)*

**Secondary:** Contributing

The wood frame garage sits at the rear of the lot and faces south. It has two bays of metal overhead doors, wood siding, a wood paneled entrance door on the west elevation, and a pyramidal roof with asphalt shingles and exposed rafter tails.

### 217 N. Prairie Avenue

This two-story house has a Sioux quartzite stone foundation, wood siding, corner boards and frieze board, and a cross gable roof with interlocking asphalt shingles. There is a full-width porch on the façade with concrete steps with brick knee walls, a gable peak over the entrance, square piers on a half wall, and a shed roof. The half-wall has shingle siding, while the gable and the house walls under the porch have vertical board siding. The single-leaf entrance has a wood paneled screen door. Also on the first story, there is a picture window flanked by six-over-six windows on a canted bay. On the second story, there are two one-over-one windows in wood surrounds. There is a side entrance with concrete steps and iron railing on the southern extended cross wing. On the west elevation, there is a one-story full-width rear wing. *(Listed in original nomination as C)*

### 220 N. Prairie Avenue

This two-and-a-half-story Free Classic Queen Anne has wood siding, and an asphalt hip roof with lower cross gables. There is a pediment gable on the façade, one on the north elevation, and two on the south elevation. The house has a full-width open porch with wood steps, turned spindles, slender Doric columns, and a flat roof with a simple frieze. On the first story, there is a picture window with leaded glass transom and six-light wood storm window, a single-leaf entrance, a six-over-one window with aluminum storm, and fixed square stained-glass window. On the second story, there are two one-over-one windows aligned with the frieze board. The cornice features wood soffit and scrolled modillons. In

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\(^{213}\) Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32.

\(^{214}\) Ibid., (1924), 32.

\(^{215}\) Porch balusters replaced sided half-wall. Architectural survey photographs (1975), SHPO.
the gable end, there is a paired window with diamond pane upper sashes. On the south elevation, there is a projecting gable addition around a side entrance with a wood panel screen door. *(Listed in original nomination as B)*

**228 N. Prairie Avenue**  
**Manchester House**

This two-and-a-half story foursquare house has a Sioux quartzite stone foundation, vinyl siding, and a hip roof with asphalt shingles and vinyl soffit. On the façade, there is a nearly full-width enclosed porch with half vinyl siding, rows of one-over-one windows, a central entrance with a wood panel door and aluminum storm door, and a shed roof with asphalt shingles. The porch was enclosed sometime after 1950. *(Listed in original nomination as B)*

**Secondary:** Contributing  
There is a long wood frame garage at the rear of the lot, oriented to the alley, which has a gable asphalt roof, minimal eaves, lap wood siding, and a single-bay vinyl overhead door.

**230 N. Prairie Avenue**  
**Non-Contributing**

This two-story house has a painted stone foundation, lap vinyl siding, and a gable roof with boxed eaves. There is an enclosed entrance porch with wood steps, vinyl siding, and a gable roof with boxed eaves. Windows on the first and second stories are short one-over-one windows with vinyl storms. On the east elevation, there is a one-story rear wing. There is a mid-story side entrance on the north elevation. The house on the lot at the time of the original district nomination was one story with a full-width open porch. *(Listed in original nomination as B)*

**232 N. Prairie Avenue**  
**Chauncey L. Tuthill House**

This one-and-a-half story Queen Anne cottage has a quartzite foundation, wood siding, corner boards and frieze board, and a hip roof with projecting gables and asphalt shingles. The full-width front porch features wood steps, turned balusters, Doric columns, dentil molding, and a hip roof. In the projecting gable on the façade, there are two one-over-one windows, cornice returns, and sunburst pattern siding in the gable peak. Most windows are one-over-one in wood surrounds. There is a rear extension with a shed roof on the northern side of the east elevation. The porch was restored from a screen porch after 1975. *(Listed in original nomination as C)*

**Secondary:** Non-Contributing  
There is a wood frame garage at the rear of the lot, oriented to the alley, which has a gable roof with asphalt shingles, a one-over-one window in the gable end, a double-width four-part overhead garage door, and a combination of plywood, vertical board, and wood-grained synthetic siding.

**235 N. Prairie Avenue**  
**Augustana Lutheran Church**

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**216** Brochure, “The Sioux Falls Historic District,” 1976, SHPO.  
**217** Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32.  
**218** Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32; Architectural survey photographs (1975), SHPO.  
**219** Architectural survey photographs (1975), SHPO.
This Collegiate Gothic church has a raised basement of irregularly coursed Sioux quartzite stone, running bond brick walls with cast stone trim, and a cross-gable parapet roof with diamond-pattern shingles and a square corner tower. The basement features pairs of tall casement windows in brick quoin surrounds. The raised entrance at the base of the east elevation of the tower has double metal doors and concrete steps with stone walls. The entrance has a lancet-arch surround of soldier brick and lancet stained-glass transom with decorative vertical muntins. The towerfeatures Norman buttresses with double columns of brick at the corners, groupings of three narrow stained-glass windows, groups of three louversed openings, blocks of stack bond brick, and decorative cast stone trim along the semi-crenellated parapet. The main section of the east façade features a large lancet-arch stained-glass window with Gothic tracery in the peak and a lancet-arch surround of soldier brick. The stepped parapet features carved blocks at the step and peak. A Norman buttress with double brick columns runs up to a shield-carved block in the parapet. There are bands of limestone in the peak of the parapet. Along the north elevation there are three lancet-arch stained-glass windows (one of which has a brick panel in the middle), and a cross-gable wing with a large lancet-arch stained-glass window and stepped parapet roof. On the rear, west elevation, there are few windows, two entrances, and a brick exterior chimney. The addition on the south elevation of the church and extending slightly to the west features a quartzite-colored masonry base and brick-colored stucco/EIFS siding with lighter banded decoration. The eastern most section has a hip roof, five pairs of tall casement windows, and an entrance on the south end with a double-door and glass windows filling a large brick lancet arch surround. The western section has a flat roof and a large twenty-five pane window on the south elevation in a segmental arch opening. The church has a small parking lot on the south end of the lot. *(Listed in original nomination as C)*

**301 N. Prairie Avenue**  
**Wilkes/Van Brunt/Shriver House**

This two-and-a-half-story Colonial Revival foursquare house has a quartzite foundation, wood siding, corner boards and a wide frieze board, and a flared hip roof with asphalt shingles and scrolled modillions under the wide eaves. On the façade, there is a prominent porch that is full-width on the first story; the two central columns with flared Ionic capitals extend up over an enclosed projection on the second story. The porch has central quartzite and red brick steps, quartzite and brick pedestals, square wood pier columns, small dentil molding on the first-story cornice, and a flared gabled pediment roof with a lunette window over the second story. The first story has two canted bays with picture windows and leaded glass transoms on either side of the central entrance. The entrance surround has an elliptical transom, sidelights, and four slender columns with flared Ionic capitals. On the second story, the windows on the main house have lancet-arch muntins in the upper sashes, while the windows on the projecting bay under the gable are primarily three-over-one windows. On the north elevation, there is a projecting central bay with an entrance at ground level. On the south elevation, there are two picture windows with leaded glass transoms on the first story, one of which is on a canted bay window. The second story has three one-over-one windows. On the north and south elevations, there are roof dormers with flared hip roofs, wood siding, modillions under the eaves, and groupings of small one-over-one and three-over-one windows. On the rear of the house, there is an open rear porch on the south end, and a two-story addition on the north end that extends out in a garage with a steeply-pitched gable roof. The addition has a wood-paneled door and bands of four-light windows. The attached garage has a four-part overhead door with barn/carriage door detailing and four-over-one windows in the second story. The house lot is surrounded

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220 Date from county equalization records. Other dates of construction from the original nomination and other documents include 1891 and 1903.


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on the south and east by a mid-height quartzite retaining wall. From historic maps, the house may have had a two-story full-width porch that was modified between 1916 and 1924.\footnote{Sanborn Fire Insurance Map Company (May 1916), 23; (1924), 32.} Screening on the north bay of the porch has been removed since 1975.\footnote{Architectural survey photographs (1975), SHPO.} (Listed in original nomination as A)

**Secondary: Contributing**

There is also an unattached garage that sits off the northwest corner of the house and faces N. Prairie Avenue. It has wood siding, a gable roof, a wood-paneled double-width garage door, and a two-over-two window in a peaked wood surround in the gable end.

### 312 N. Prairie Avenue Contributing MH00600038 1888

**Edmund Sanders House**

This two-story cross-gable house has a painted stone foundation, wood siding, corner boards, wood stringcourses running at the top of the windows on each story, and a roof with asphalt shingles and closed eaves. The front gable has a picture window on the first story with louvered shutters and a one-over-one window on the second story, both with retractable cloth awnings. The gable end has alternating bands of square and fish-scale shingles. North of the front wing there is an enclosed addition with a concrete foundation, shed roof, and a single one-over-one window. South of the front gable there is an entrance porch with concrete steps, a six-light wood panel door, an imbricated pediment gable roof, turned balusters, support post, and frieze. The house had a full-width open porch on the façade that wrapped around the front gable wing at least until 1950.\footnote{Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32.} The cross-gable wings on the north and south elevations have imbricated shingle siding in the gable peaks. On the south elevation, the first-floor bay has canted corners with scrollwork frieze boards. (Listed in original nomination as B)

**Secondary 1: Contributing**

The one-and-a-half-story carriage house sits at the rear of the lot and faces south. It has a gable roof, wood shingles, closed eaves, wood siding, two sliding cross-braced barn doors on the south elevation, and two windows with louvered shutters on the east elevation. The upper window has a broken pediment surround and a retractable cloth awning.

**Secondary 2: Non-Contributing**

The post-1950 one-story garage faces the alley. It has two single-bay overhead doors and vertical siding in the gable end.

### 314 N. Prairie Avenue Contributing MH00600206 1913

This two-story front gable house has a stone foundation, vinyl siding, and a gable roof with asphalt shingles and closed eaves. There is a full-width open porch with concrete steps, square balustrade, round columns, wide frieze, and a hip roof. On the first story, there is a picture window with leaded glass transom and decorative louvered shutters in a wood surround. On the second story, there are two one-over-one windows in wood surrounds. There is a ground-level side entrance on the south elevation. The north and south elevations have gabled wall dormers. (Listed in original nomination as C)

**Secondary: Non-Contributing**

At the rear of the lot, facing the alley, there is a two-bay garage with a gable roof and vertical board siding. It was built after 1950.\footnote{Ibid.}
**Cathedral Historic District (2022 update)**

**Minnehaha County, SD**

**Name of Property**

**315-317 N. Prairie Avenue**
**Contributing**
**MH00600027**
**1891**

**Arthur P. Abbott House**

This two-and-a-half-story Queen Anne house was built from a design published by G.W. Myers of Detroit, Michigan. It has a quartzite foundation, asbestos siding, and a hip roof with lower cross gables, asphalt shingles, and wood soffit. The façade has a projecting gable entry with an aluminum storm door and louvered shutters. Most windows have louvered shutters, and a few have art glass in the upper sashes. The front gable wing has a sixteen-light wood picture window with a four-light transom on the first story, two one-over-one windows on the second story, and a small one-over-one window and decorative bargeboard in the gable end. There is a one-story gabled projecting entrance on the façade.

On the northeast corner of the house, there is a canted corner bay with a wood-paneled single-leaf entrance and a gable roof with bargeboard. On the north elevation, there is a small flat-roof addition for a basement entry, a larger one-story hip roof addition with one small fixed window, and a gable wall dormer with bargeboard. On the south elevation, there is a projecting gable wing with a multi-light picture window on the first story and a gable roof with bargeboard. Historically, the house had a wrap-around porch with conical projection on the north end, a corner tower with polygonal roof, a steep hip roof dormer, and an oxeye window on the north elevation, according to a c.1890 photograph in a local archive.

The porch was extant at least through 1950, but little has changed on the house since the original nomination. (Listed in original nomination as A)

**Secondary**: Non-Contributing

There is a wood frame garage at the rear of the lot, oriented to the street, which has a pyramidal asphalt roof, lap wood siding, and two single garage bays with rolling metal overhead doors.

**316 N. Prairie Avenue**
**Contributing**
**MH00001776**
**1920**

This one-and-a-half-story Craftsman bungalow has a basement of rusticated concrete block, vinyl siding, and a side gable roof with asphalt shingles, a brick interior chimney on the roof ridge, and open eaves. The full-width engaged porch has a closed railing, square posts, wide concrete steps, and a beadboard ceiling. The first story features a single-leaf entrance and a group of three one-over-one windows. There is a large gable roof dormer with three one-over-one windows and exposed rafter tails. On the south elevation, there is a canted bay on the first story with exposed rafter tails. (Listed in original nomination as C)

**Secondary**: Contributing

The frame garage sits on the rear of the lot facing the alley. It has a gable roof, asphalt shingles, lapped wood siding, and one wood and one vinyl single-bay paneled garage doors with braces in the corners of the door frames.

**318 N. Prairie Avenue**
**Contributing**
**MH00600205**
**1915**

This two-story Prairie foursquare house has a foundation of rusticated concrete block, weatherboard siding, coursed wood shingle siding on the second story, corner boards, frieze board, and a flared hip roof with asphalt shingles, wide boxed eaves, and a brick exterior chimney on the south elevation. The full-width porch has wood steps with wood knee walls, paneled wood piers, a paneled wood roof balustrade, and a large gable roof dormer with three one-over-one windows.

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226 “A. P. Abbott home (built in 1891 at 315 N. Prairie), ca. 1898,” Photograph, 30296P.10.01.0Q, Center for Western Studies.

227 Photograph by Butterfield & Ralson, c1890, #1941.015.00004, Siouxland Heritage Museum, Sioux Falls; National Register of Historic Places (NRHP) Research Files, Sioux Falls Historic District, SHPO.

228 *The Engineering and Building Record* 22 (August 9, 1890), 160.

229 Photograph by Butterfield & Ralson, c1890, #1941.015.00004, Siouxland Heritage Museum, Sioux Falls.

230 Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 32; Architectural survey photographs (1975), SHPO.
and is enclosed with wood siding and fixed or sliding aluminum windows. The second story has two pairs of five-over-one windows in wood surrounds. There is a gable roof dormer with shingle siding, a long eight-light window, wide eaves, and cornice returns. Most windows are multi-over-one windows in wood surroundings. On the north elevation, there is a ground-level side entrance. *(Listed in original nomination as C)*

**Secondary**: Non-Contributing

The one-story gable garage sits at the rear of the lot and faces north. It has minimal eaves and a double-width paneled overhead garage door.

**319 N. Prairie Avenue**  
**Contributing**  
**MH00600039**  
**1909**

This two-and-a-half-story front-gable foursquare house has a quartzite foundation, wood siding, and a gable roof with asphalt shingles, wide eaves on the side elevations, and a large brick interior chimney on the south roof slope. The less-than-full-width open porch has concrete steps with curved knee walls, quartzite pedestals, wood paneled square piers, a simple frieze, and a gable roof with cornice returns and wood siding. The first story has a central projecting entrance with sidelights, which is flanked by one-over-one windows. The second story has two shorter one-over-one windows. In the gable end, there is flush wood siding and a pair of one-over-one windows set near the peak. On the south elevation, there is a side entrance at ground level. The house had a full-width porch at least through 1950. *(Listed in original nomination as B)*

**Secondary**: Non-Contributing

The garage sits at the rear of the lot facing N. Prairie Avenue. It has a double-width paneled overhead door and a gable roof with wide boxed eaves.

**321 N. Prairie Avenue**  
**Contributing**  
**MH00600153**  
**1922** *(amended July 1950)*

This one-and-a-half-story Craftsman bungalow has a stucco foundation, vinyl siding on the first story, staggered shingle siding above that, and a gable roof with asphalt shingles, wide eaves, knee brackets, and a tall brick exterior chimney on the north elevation. The full-width open porch has wood steps, a closed railing, brick piers at the corners with tapered wood supports, and a lower-sloped gable roof with shingle siding and brackets. The first story has a central projecting entrance with a multi-light wood door and an aluminum storm door, which is flanked by paired four-over-one windows. The main gable end has a pair of four-over-one windows. On the south elevation, there is a central wall dormer with a shed roof and a square bay window with a shed roof. *(Listed in original nomination as C)*

**Secondary**: Non-Contributing

The wood garage at the rear of the lot faces N. Prairie Avenue and was built c.2009. It has a gable roof and two single-bay overhead garage doors.

**325 N. Prairie Avenue**  
**Contributing**  
**MH00600152**  
**1910**

This one-and-a-half-story Craftsman house has a quartzite foundation, wood clapboard siding, square shingle siding in the gable ends, and a side gable roof with asphalt shingles, scroll-cut knee brackets, exposed rafter tails, and a rectangular brick interior chimney on the south end of the roof ridge. The full-width engaged porch has wood steps, wood-sided closed railings, square piers, and small scrolled brackets running along the side frieze. On the first story, there is a slightly-projecting central entrance with sidelights and transom, which is flanked by picture windows with leaded glass transoms and three-light wood storm windows. The large roof dormer has shingle siding, a pair of nine-over-one windows, and a flared hip roof with exposed rafter tails. On the north elevation, there is a raised square bay with a hip roof and scrolled brackets along the cornice and supporting the bay. On the south elevation, there are

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232 Date from county records, original nomination gave the date as 1915.
two small fixed art-glass windows and a canted bay with a flared hip roof, scrolled brackets along the cornice, and nine-over-one windows. (Listed in original nomination as C)

**Secondary:** Non-Contributing
There is a one-story, double-width garage at the rear of the lot facing west, with a concrete block foundation, wide board siding, wide boxed eaves, and a paneled overhead door.

### 326 N. Prairie Avenue  Contributing  MH00600204  1916
This two-and-a-half-story Prairie has a stone foundation, clapboard siding, coursed wood shingle siding on the upper story, and a front gable roof with asphalt shingles, wood soffit, and wide boxed eaves. The house has a deep full-width porch that was enclosed sometime after 1950.²³³ The porch has wood siding, bands of one-over-one windows between square piers, shingle siding in the gable end, and a gable roof with wide boxed eaves. The second story has two pairs of five-over-one windows. In the gable end, there is a pair of smaller three-over-one windows. Most windows are three- or five-over-one. On the north and south elevations, there are gable roof dormers with shingle siding, paired windows, and wide boxed eaves. (Listed in original nomination as C)

**Secondary:** Non-Contributing
The double-width garage sits at the rear of the lot and faces north. The garage has wide board siding and a paneled overhead door.

### 327 N. Prairie Avenue  Contributing  MH00600151  1910²³⁴
This two-and-a-half-story Craftsman house has a rusticated block foundation, asbestos siding, and a side gable roof with a large front dormer, asphalt shingles, wood soffit, and boxed eaves. The engaged, less-than-full-width, front porch extends down from the main roofline. The porch has wood steps, an asbestos-sided closed railing, tapered square posts, and flared boxed eaves. The first story features a picture window with leaded-glass transom, a single-leaf door with multi-pane window, and a one-over-one window. The front gable dormer has two one-over-one windows, a small fixed window in the peak, and boxed eaves with corner brackets. Most windows have no surrounds visible and have aluminum storm windows. On the north elevation, there is a square bay on the second story with a hip roof. (Listed in original nomination as C)

**Secondary:** Non-Contributing
The two-bay garage has a low-pitched roof with enclosed eaves, and it has wide board siding.

### 328 N. Prairie Avenue  Contributing  MH00600040  1916
This two-story foursquare house has a rusticated concrete block foundation, wood siding, corner boards, frieze board, and a flared hip roof with asphalt shingles and wide closed eaves with vinyl soffit. The full-width front porch was enclosed with bands of one-over-one windows sometime after 1950.²³⁵ It has wood steps, an off-center entrance with an aluminum door, wood-sided closed railing, square supports with simple caps, and a hip roof with wide vinyl eaves and asphalt shingles. On the second story, there are two one-over-one windows in wood surrounds. The hip roof dormer has wood siding, two short fixed windows, and vinyl eaves. On the north elevation, there is a side entrance door at ground level. (Listed in original nomination as B)

**Secondary:** Contributing
The frame garage at the rear of the lot facing south has lap siding, multi-light bands of windows, and two single-bay vinyl paneled garage doors on an extension from the south elevation.

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²³⁴ Date from county records, original nomination gave date as 1895.
Cathedral Historic District (2022 update) Minnehaha County, SD

Name of Property County and State

329 N. Prairie Avenue Contributing MH00600041 1909

James M. Patton House
This two-and-a-half-story foursquare has a quartzite foundation, wood siding, wood frieze board, and a hip roof with interlocking asphalt shingles, wood soffit, and wide closed eaves. The full-width front porch has wide wood steps, a wood-sided closed railing, tapered square posts, and a roof balustrade with square posts. On the first story, there is a small fixed leaded glass window, a single-leaf door on a projected entrance, and a picture window with leaded glass transom and three-pane wood storm window. Most windows have simple wood surrounds. On the second story, there is a central wood-paneled door with a vinyl storm door, which is flanked by single four-over-one windows. The hip roof dormers have tapered walls, three fixed windows with star-pattern muntins, frieze board, and wood soffit. On the north elevation, there is a square bay with a triple six-over-one window and wood soffit. On the west elevation, there is an attached garage with a gable roof and two single-bay doors set below grade at road level, oriented to W. 6th Street. (Listed in original nomination as B)

330 N. Prairie Avenue Contributing MH00001775 1914

This two-and-a-half-story foursquare house has a stone foundation, wood clapboard siding, coursed wood shingle siding on the upper story, and a pyramidal roof with asphalt shingles and boxed eaves. The full-width front porch was enclosed with one-over-one windows sometime after 1950. The porch has yellow brick half-walls, concrete steps with an iron railing, square posts, and a hip roof. On the second story, there are two six-over-one vertical muntin windows. The hip roof dormer has shingle siding, a pair of one-over-one windows, and boxed eaves. Most windows are four- or six-over-one windows with vertical muntins. On the east elevation, there is a half-width two-story hip roof wing and, at street-level facing W. 6th Street, a one-story garage addition with two vinyl paneled overhead doors and a flat roof. On the north elevation, there is a first story bay window with a hip roof, wide eaves, and knee bracket supports. (Listed in original nomination as C)

West 6th Street

609 W. 6th Street Non-Contributing MH00600203 1970

Cobble Stone Place
This two-story apartment building has a concrete and brick-veneered foundation; wide, rough-cut, horizontal wood siding, corner boards, and an asphalt side gable roof with wide closed eaves on the east and west elevations. The facade is oriented to the alley on the east elevation. There is a slightly off-center entrance with a single-leaf door and a short, cloth fixed canopy. The windows are aluminum sliding windows as well as fixed picture windows with sliding sidelights. On the south elevation, there is a small one-story extension on the western corner. There is a shrub line on the north, street-facing side and a parking lot on the southern side. (Listed in original nomination as F)

628 W. 6th Street Contributing MH00600082 1891

Charles E. McKinney House
This two-story Queen Anne house has a raised basement of Sioux quartzite stone, wood weatherboard and shingle siding, and a hipped roof with asphalt shingles, a corbelled brick chimney centered on the roof ridge, and a rear gabled wing. The porch on the southeast corner has a brick base wall with decorative venting, Doric columns, and hip roof. The entrance has concrete steps, flared brick knee walls, a single-

237 Estimated to cost $15,000. The Sanitary News 17 (March 14, 1891), 226.

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leaf glass-and-panel door with wood surround, and a pediment with grid-patterned stickwork. To the west of the entrance, there is a one-over-one window in a wood surround with scroll-cut architrave, and to the east, there is a picture window with transom in a wood surround. On the second story, there is a central pair of one-over-one windows in scroll-cut wood surround that are located on a cross-gable L-shaped pediment dormer with shingled siding, a small scroll-cut medallion in the southern gable, and a small one-over-one window on the eastern side.239 On the east elevation, there is a large pediment dormer over the porch roof, there is a cantled bay window to the north of the porch, and an enlarged and enclosed porch with a shed roof off the rear wing of the house. The gabled dormer has shingle siding, two one-over-one windows, and a pediment gable. The rear porch has a brick base, wood siding, a row of sliding windows, an aluminum screen door, and a shed roof. On the rear wing, there is a small hipped roof dormer and a corbelled brick chimney on the eastern slope. On the north elevation, there is a rear entrance on the first story. On the west elevation, there is a large sliding window and hipped roof dormer on the rear wing, a one-story extension with a shed roof, large cross-gable dormers, and a second-story porch with balustrade. On the one-story extension, the northern half has a quartzite foundation, and one-over-one windows in wood surrounds on the first and second stories. The southern half (historically an open porch) has trellising, and bands of shorter one-over-one windows in wood surrounds. The cross-gable dormer has shingle siding, a porch with square wood balustrade and shingled piers, and a one-over-one window with decorative wood surround. There is a quartzite retaining wall with concrete coping and intermittent piers along sidewalk on W. 6th Street and N. Summit Avenue. Historic alterations include the extension of the porch around the east elevation and the addition of an open entrance porch on the rear wing before 1908, and the one-story extension on the west elevation before 1924.240 Alterations after 1950 include the expansion and enclosure of the rear porch, and the enclosure of the southern half of the one-story extension on the west elevation.241 (Listed in original nomination as A)

Secondary: Contributing

The garage is located on the northeastern portion of the lot and is oriented to W. 6th Street. It has a double overhead door, exposed rafter tails, and front gabled roof.

700 W. 6th Street
Winchester Apartments

This two-story apartment building has a raised brick-veneered foundation, mottled brick veneer and vinyl walls, and a hipped roof with asphalt shingles. There are wide boxed gutters at the eaves. The façade has five bays and a central entrance with an enclosed entrance porch. The entrance has concrete steps, tiered wood planter boxes on either side of the steps, an iron railing, a single leaf door with a large pane of glass, narrow sidelights, wide overhanging eaves, and an iron roof balustrade. Also in the central bay there are six air conditioner units, and a large sliding window with flush rowlock sill and fixed aluminum awning. In the two inner bays, there are two sets of paired sliding windows on each story and vinyl siding. In the two outer and narrower bays, there is a sliding window on each story and vinyl siding. On the east elevation, there are four vinyl bays with sliding windows at each story, the outer bays being narrower. On the north elevation, there are five vinyl bays with sliding windows in the outer bays, paired sets of sliding windows in the inner bays, and a sliding window and single-leaf rear entrance with sidelights and fixed aluminum canopy. On the west elevation, there are four bays as well as an extended basement-level garage with central single-bay and flanking double-bays with overhead garage doors. Above the garages there are two large patios with iron balustrade and sliding doors into the building. (Listed in original nomination as F, address was listed as 720 W. 6th Street)

239 The dormer windows were previously a group of three narrower windows. Architectural survey photographs (1975), SHPO.
### West 7th Street

#### 500 W. 7th Street
- **Non-Contributing**
- **MH00600083**
- **1900**

Also 301 N. Spring Avenue. This one-and-a-half story house has horizontal and vertical board siding and a hip roof with asphalt shingles and boxed eaves. The partially enclosed, half-width porch has thin wood supports and a shed roof. Diagonal wood steps lead to an entrance on the western end. The first story features a fixed picture window and a one-over-one window. There is a gabled roof dormer with a double casement window and vertical board siding. On the east elevation, the porch extends into a patio with a square balustrade. The entrance for 301 N. Spring is located at the basement level under a bumped out portion of the patio and a gabled canopy. The entrance features a single-leaf panel door with fanlight window, a single casement window, and a single-bay overhead garage door. On the first story, there is a sliding door onto the patio and a tall casement window. There are gable roof dormers on the east and north elevations. On the west elevation, there is a shed roof dormer with two windows. Landscaping to the south and east includes terraced log planters flanking concrete steps. Major alterations after 1950 include siding, fenestration, the shed dormer on the west slope, shortening and replacing the once full-width front porch, and extending into a patio on the east elevation. (Listed in original nomination as B)

#### 502 W. 7th Street
- **Contributing**
- **MH00600093**
- **1900**

This one-and-a-half story house has a stone foundation, wood siding, corner boards, frieze board, and a hip roof with asphalt shingles and boxed eaves. The façade features a full-width open porch, a bumped-out entrance, and a gable roof dormer. The porch has wood steps, plywood base, a square wood balustrade, thin wood supports, dentil cornice, and a shed roof over a hipped roof. The entrance features a modern panel door with fanlight window in the remnant of a wood surround. There is a one-over-one window in wood surround to the west of the entrance and a double sliding window to the east. The gable roof dormer has cornice returns, a tri-partite window in wood surround, frieze board, and a diamond pane in the peak. On the east elevation, there are paired and single one-over-one windows in wood surrounds and a roof dormer matching that on the façade. There is a concrete retaining wall running along the front of the lot. (Listed in original nomination as B)

#### 504 W. 7th Street
- **Non-Contributing**
- **MH00600053**
- **1900**

This one-and-a-half story house has wide board siding and a hip roof with asphalt shingles and boxed eaves. The full-width porch has been enclosed with unpainted board siding and dark screening. The porch still has an entablature with dentil molding, and a hip roof. The gable roof dormer has cornice returns, a single window in a tri-partite wood surround, corner boards, and a diamond block in the peak. On the east elevation, there are single one-over-one windows with awning sashes in the lower portion, a single-leaf entrance and wood steps, and a gable roof dormer. On the west elevation, there are three small single windows. Alterations include the house siding and enclosed porch. As of 2018, on the first-floor façade, there was a bumped-out entrance featuring a single-leaf door with diamond-pane light and a storm door. There is a small double-pane window in a simple surround to the west of the entrance and a picture window with transom and four-pane wood storm window to the east. There is also a stone retaining wall running along the front of the lot. (Listed in original nomination as B)

#### 505 W. 7th Street
- **Non-Contributing**
- **MH00001774**
- **1913**

This one-and-a-half story Craftsman house has vinyl siding, and a side gable roof with asphalt shingles and closed eaves. The full-width porch is enclosed with vinyl siding. It has boxed eaves and a central

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picture window with one-over-one sidelights. There is a large shed-roof wall dormer with a central three-part sliding window, a block of vinyl siding, shingle siding, clipped one-over-one windows on the sides, and exposed rafter tails. The recessed entrance on the west side of the enclosed porch has vinyl siding, vinyl soffit, and a glass-and-panel single-leaf door with sidelights. On the west elevation, there is vinyl siding on the first story, shingle siding in the gable end, and several irregularly-placed five-over-one windows in wood surrounds, a small circular divided light window, and a small double-paned window in the peak. On the south elevation, there is a rear sliding entrance. On the east elevation, there are several windows with five-over-one sashes. There is a concrete retaining wall running along the front of the lot with steps on the west side. The enclosure of the porch and alterations to the front gable greatly affect the historic appearance of this house. *(Listed in original nomination as D)*

**Secondary:** Contributing

The frame garage, built before 1924, has a single-bay and is located at the rear of the lot.243

**506 W. 7th Street**

This one-and-a-half story house has a concrete block foundation, wide siding, and a hip roof with asphalt shingles and closed eaves. The full-width patio has wood steps and a square wood balustrade. The bumped-out entrance features a single-leaf door with aluminum screen door in a wood surround. There is a one-over-one window in a wood surround to the west of the entrance and a picture window with transom and aluminum storm window to the east. The gable roof dormer has cornice returns, a tri-partite window in a wood surround, corner boards, and a diamond block in the peak. On the east elevation, there are single and paired one-over-one windows, a single-leaf entrance, and a roof dormer matching that on the façade. On the west elevation, there are three single one-over-one windows and a paired set of windows that have been converted into an entrance with transom and sidelight window. There is a log-faced concrete retaining wall running along the front of the lot. *(Listed in original nomination as B)*

**507 W. 7th Street**

This one-and-a-half story Craftsman bungalow has a poured concrete and concrete block foundation with a raised basement, wood weatherboard and shingle siding, and a side gable roof with asphalt shingles. The full-width, engaged porch has square wood supports on concrete block piers, a closed railing, wood steps on the west side, a beadboard ceiling, beaded molding on the interior, and a flared roof. The single-leaf entrance is flanked by small twelve-light windows, and there is a group of five- and three-over-one windows to the east of the entrance. The large gable dormer has clapboard siding, a group of three paired windows on the front with casement sashes on the lower half and double-panes in the upper half, a small triangular pane in the peak, and clipped three-over-one windows on both side elevations. On the west elevation of the house, there is wood board siding on the first story, shingle siding in the gable end, a single-leaf entrance in a wood surround with concrete steps and several irregularly placed windows with divided-light upper sashes. On the south elevation, there is a gabled one-story entrance porch. On the east elevation, there are several single and a group of windows with divided-light upper sashes. *(Listed in original nomination as B)*

**Secondary:** Contributing

The single-bay frame garage was built prior to 1924 and is located at the rear of the lot facing the alley.244 It has board siding, a gable roof with asphalt shingles, hinged double doors, and exposed rafter tails.

244 Ibid., (1924), 22.
Cathedral Historic District (2022 update)  
Name of Property  

607 W. 7th Street  Non-Contributing  MH00600201  1918
This two-story Gable Front house has a raised Sioux quartzite stone foundation, pressed board siding, and a gable roof with asphalt shingles and wide closed eaves. The full width open porch is partially enclosed except for cut-out openings with clipped corners that appear to cover arched openings with original siding visible inside the porch. A tongue-and-groove floor and some original siding remains under the porch, but vertical board siding flanks the entrance. The entrance features a multi-light glass-and-panel door and aluminum screen door. There is a cantilevered window with picture windows, leaded glass transoms, and wood surrounds on each side. On the second story, there are two one-over-one windows—one shorter than the other—and cornice returns on the gable end. On the west elevation, there is a one-over-one window and a squared bay window with flared hip roof and paired one-over-one windows. On the south elevation, there is a one-story, enclosed rear porch and cornice returns in the gable end. On the east elevation, there is a set of paired and a single one-over-one window, a single-leaf entrance with wood door and aluminum screen door. There is a flared shed roof dormer with a group of three square windows with peaked muntins. There is a concrete retaining wall running along the front of the lot and a quartzite retaining wall along the alley on the east edge. Major changes include the siding materials and design of the porch. (Listed in original nomination as C)
Secondary: Non-Contributing
There is a single-bay garage on the west side of the lot facing W. 7th Street. It has a flat roof, a paneled overhead door, and vinyl siding.

630 W. 7th Street  Non-Contributing  MH00600177  1938
This two-story house has a raised brick veneer foundation, wood siding with metal corners, and a side gable roof with asphalt shingles and minimal eaves. Its symmetrical façade features a central entrance porch and two gable wall dormers. The projecting entrance has concrete steps, a metal railing, square posts, and a gable roof with elliptical ceiling. The front door surround has fluted pilasters and an elliptical fanlight panel. On the side bays, there is a pair of six-over-six windows with aluminum storm windows on the first story and single six-over-six windows on the second story in each dormer peak. The windows all have simple wood surrounds and fixed paneled shutters. On the east and west elevations, there are two sets of six-over-six windows on the first story, a window on the second story, and a semi-circular vent in the gable peak. On the north elevation, there is a nearly full-width shed roof dormer and a one-story addition with a shed roof on the east side that was added sometime after 1950.245 (Listed in original nomination as D)
Secondary: Non-Contributing
There is a one-story, gable roof garage at the north of the lot facing the alley that was built sometime after 1950.246 It has an entrance on the south elevation and a double-bay overhead door.

632-634 W. 7th Street  Non-Contributing  MH00600199  1889247
Moses Kaufmann House
Also 304 N. Summit Avenue. This two-and-a-half story Queen Anne house was designed by architect, Joseph Schwarz.248 It has a Sioux quartzite stone foundation, stucco on the first story and composite board siding (c.2015) on the second story walls, and a cross-gable roof with asphalt roof. The façade has a wrap-around porch, a projecting bay on half of the second story, and a prominent front gable over the other half. The porch has one set of concrete steps with concrete block knee walls on the façade, concrete

246 Ibid.
248 Lafayette Ledger (MN), June 22, 1907.
steps with metal railings on the west elevation, a stucco closed railing, square wood supports, a hip roof, and a gabled roof over the west steps with cornice returns and vertical stick detailing. Windows are almost all one-over-one with aluminum storm windows and minimal wood surrounds, but of various sizes and groupings. On the second story of the façade, there is a projecting porch on the west side enclosed in siding with a small sliding window, a shed roof, and decorative arch on the roof. Above that, there is a pediment roof dormer with a pair of one-over-one windows and brackets. On the east side, there is a prominent front gable with a pented pediment, pair of one-over-one windows, and a projected peak with brackets. On the east elevation, the cross gable has a two-story canted bay and there is a one-story enclosed porch off the rear wing of the house. On the north elevation, there is a rear wing with hip roof and a one-story entrance bay. On the west elevation, the projecting gable has a pent roof above the first story, and an original gable end with pented pediment and projected gable peak with brackets. The roof slopes forward to the front porch and has decorative stickwork on the side above a pair of ten-light casement windows. The rear entrance bay and the garage were additions between 1924 and 1950, during which time the house was divided into a multi-family residence.249 Major alterations include the loss of an elaborate porch, the enclosure of the upper porch, altered siding, and replacements of windows and entrance doors.250 (Listed in original nomination as B)

Secondary: Non-Contributing
The garage is located off the northeast corner of the house and is oriented to N. Summit Avenue. It has an off-center gable roof, exposed rafter tails, and three single garage bays with overhead doors.

716 W. 7th Street  Contributing MH00600088  1886
This symmetrical two-story house has a stone foundation, board siding, and a hip roof with asphalt shingles and closed eaves. The full-width porch has wood steps, a wood-paneled base, turned porch supports, a two-part railing with square balusters below scroll-cut and beaded band, tongue-and-groove flooring, and a hip roof. The central, projected entrance has a single-leaf glass-and-panel door with glass storm door in a wood surround. Flanking the entrance there are two picture windows with leaded-glass transoms in wood surrounds. On the second story, there are three regularly spaced one-over-one single-hung windows with paneled faux shutters. The east and west elevations have four one-over-one windows, two on each story. On the north elevation, there is a projected one-story bay on the west side and a rear porch on the east side. (Listed in original nomination as B)

Secondary: Non-Contributing
The single-bay garage is located to the east of the house, is oriented to the north, and was built after 1950.251 It has a gable roof with exposed rafter tails and composite board siding with metal corners.

720 W. 7th Street  Non-Contributing MH00600223  1964
This two-story apartment building has a raised basement, brick veneer and shingle siding, and a hip roof with asphalt shingles and closed eaves. The central entrance porch has concrete steps, metal railing and decorative metal supports, and a hip roof. The entrance is a single-door with an aluminum screen door (with scrolled metalwork), and sidelights. Above the entrance there is a small octagonal, diamond-pane window. Brick veneer with a mottled finish and upper rowlock course covers the basement and up into the first story and runs up the front corners of the building. Large wood shingles cover the rest of the walls. There are short one-over-one windows at the basement level, two bays of picture windows with one-over-one sidelights flanking the entrance bay, and small one-over-one windows on the outer bays. On the east and west elevations, there are three bays of short one-over-one windows. On the north

250 "Exterior of Moses Kaufmann Home," Center for Western Studies.

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elevation, there is a central rear entrance, and four flanking bays of one-over-one windows and metal balconies on the first and second stories of the inner bays.  *(Listed in original nomination as F)*

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### West 8th Street

**516-518 W. 8th Street**  
Non-Contributing  
MH00600198  
1910

This two-and-a-half story duplex has a raised brick foundation, wood weatherboard siding on the first story, stucco walls on the porch, staggered wood shingle siding on the second story, and a hip roof with asphalt shingles, dentil molding, and wide closed vinyl eaves.  The façade features a full-width enclosed porch, two canted bay windows on the second story, and a hip roof dormer.  The stucco porch has a central entrance with modern door and sidelights, a hip roof, and bead-board closed eaves.  Arched recessed panels on the stucco porch may be infilled window openings.  Smaller arched panels on the sides of the porch have paired one-over-one vinyl windows.  On the second story, the two canted bays have central windows with ten-over-one sashes and side windows with six-over-one sashes.  There are two small double-pane windows between the bays.  The roof dormer has two double-pane windows, shingle siding, dentil molding at the cornice, and closed eaves.  Similar dormers are located on the east and west elevations.  On the west elevation, there is a central grouping of three six-over-one windows on the first story, and other single six-over-one and ten-over-one windows.  On the north elevation, there are two rear entrances.  The porch was historically enclosed, but alterations include applied stucco and porch windows may have been infilled.  *(Listed in original nomination as C)*

**608 W. 8th Street**  
W.J. Andrews House  
Contributing  
MH00600089  
1888

This one-and-a-half story house has Queen Anne spindlework detailing.  It was built as a mirror twin of 610 W. 8th Street.  It has a stone foundation, wood siding, and a front gable asphalt roof with lower rear cross gables.  The cornice features a frieze board and closed eaves.  There is a square brick chimney on the roof ridge.  The full-width porch has a concrete foundation, a geometric balustrade, turned wood supports, brackets, a hip roof, and a pediment gable over the entrance with sunburst woodwork.  The entrance has a glass-and-panel door with art glass and applied woodwork, a slightly shorter vinyl screen door, and a wood surround.  Also on the first story, there is a picture window with a three-light colored glass transom and a six-pane wood storm window.  On the second story, there are two one-over-one windows in wood surrounds.  There are coursed wood shingles in the gable peak.  On the east elevation, there is a projecting two-story canted bay under the cross gable and a porch off the rear wing that has been enclosed and extended to cover the lower part of the canted bay.  On the north elevation, there is a one-story hip roof extension and a projecting rear entrance.  In the lower cross gable peaks, there are small sections of coursed shingle siding.  *(Listed in original nomination as B)*

**Secondary:** Contributing

There is a frame garage behind the house, oriented to the alley, which has a concrete foundation, gable roof with asphalt shingles and exposed rafter tails, lap siding, and a single-bay wood paneled garage door.

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252 Date from county records, original nomination lists date as 1890, does not appear on Sanborn maps until 1916.
254 Date from county records, does not appear on Sanborn maps until 1902.
Cathedral Historic District (2022 update)
Minnehaha County, SD

610 W. 8th Street  Non-Contributing  MH00600090  1888
This one-and-a-half-story house was built as a mirror twin of 608 W. 8th Street. It has a stone foundation, wide vinyl siding, and a front gable roof with lower rear cross gables, closed vinyl eaves, and interlocking asphalt shingles. There is a square brick chimney midway on the roof ridge. The full-width porch has a turned wood balustrade, square wood supports, a vinyl ceiling, a hip roof, and a pediment gable over the entrance with sunburst woodwork. The entrance has a single-leaf paneled door, and a vinyl screen door. On the east half, there is a large fixed window. On the second story, there are two one-over-one vinyl windows. On the north elevation, there is a one-story hip roof extension and a projecting rear entrance. On the west elevation, there is a projecting two-story canted bay under the cross gable without central windows, and a porch off the rear wing that has been enclosed with vertical board siding. Major alterations include the porch design and materials, siding, replacement of the front entrance and picture window, and loss of detailing like the shingled gable ends. (Listed in original nomination as B)

623 W. 8th Street  Contributing  MH00600022  1872
Arthur C. Phillips House
This two-story Italianate house has narrow vinyl siding, a clipped hip roof with asphalt shingles, and a rear wing with hip roof. There are two corbelled brick chimneys on the east slope of the main roof and on the east slope of the rear wing. The full-width porch has wood steps, square posts and balustrade, and a cornice with wide eaves, scrolled brackets, and dentil molding. Beneath the porch, there is a projected entryway on the west side and a picture window with transom in a wood surround on the east side. On the second story, there are three tall one-over-one windows. Most windows have keyed wood surrounds with drip molds. The cornice has a wide frieze board with intervals of panel molding and paired brackets, a dentil molding, and wide eaves closed in vinyl. On the west elevation, there are single one-over-one windows spaced at regular intervals and on the north end there is a canted bay window with bracketed cornice. On the south elevation, there is an enclosed two-story porch with bands of six-light windows on the second story. On the east elevation, there is a patio wrapping around the west side from the porch, as well as a two-story canted bay with paired windows in the central section and a first-story cornice featuring dentils and single small brackets. On the west elevation of the rear wing, there is an enclosed porch with small brackets and dentils at the cornice but with a picture window and much simpler window surrounds. The rear porches were in their current arrangement prior to 1924. Alterations include the use of vinyl siding and eaves, and the replacement of an elaborate historic cupola, the porch columns, balustrade, and first-story window at an unknown date. (Listed in original nomination as A)

Secondary: Non-Contributing
The garage is located off the southwest corner of the house, oriented to the alley. The north half of the garage has a hip roof, paired molded brackets, vinyl soffit, vinyl siding, and a single and a double garage bays with vinyl overhead doors. The south half of the garage has a flat roof, vinyl siding, and three single garage bays, one with a vinyl overhead door and two with wood hinged doors.

624 W. 8th Street  Contributing  MH00600011  1886
T.W. Dwight House
This two-and-a-half story Queen Anne house has a Sioux quartzite stone foundation, wood siding on the first story, bands of coursed square and octagonal wood shingle siding on the second story and in the

256 Date from county records, does not appear on Sanborn maps until 1902.
gable ends, and a front gable roof with lower cross gables and asphalt shingles. The façade has a porch that wraps around the east elevation, an entrance on the west side of the porch, and a projected front gable. The porch has concrete steps, a square balustrade, turned supports, scrolled brackets and short frieze, a hip roof, and a pediment gable above the entrance with fish-scale shingles and a block of spindlework. The entrance has a single-leaf panel door in wood surround and transom. On the east side of the entrance, there is a picture window with transom, and on the west there is a recessed bay with a corner picture window with transom. On the second story there are two one-over-one windows with fixed cloth awnings and a small fixed window. The gable end projects slightly forward with shingled brackets, modillions, and a pent roof. In the gable end, there is a group of two six-over-one windows flanking a louvered vent. On the east elevation, there is a two-story canted bay with a pediment gable. On the north elevation, there is a one-story rear entrance porch with a hip roof on the east side. On the west elevation, the center bays project slightly forward with a flared roof. At the cross gable, there is a projecting second story with modillions at the eave, and a projecting pediment also with modillions. In 1985, restoration projects repaired and replaced exterior trim and siding, repaired front porch and foundation, and replaced the roof.261 The porch railing has since been replaced. (Listed in original nomination as A)

Secondary: Non-Contributing

The garage is located to the rear of the house, is oriented to N. Summit Avenue, and was built sometime after 1950.262 It has a gable roof and a double-bay garage door.

707-709 W. 8th Street  Non-Contributing  MH00001739  1954

This two-story Moderne triplex has a concrete foundation, wide board and stucco siding, and a hip roof with asphalt shingles and vinyl eaves. Concrete steps lead to a central entrance on a projecting bay flanked by two additional entrance doors. All three doors are beneath a canopy with angled metal supports. The center entrance has a panel door framed by two small glass block windows. The two flanking doors have aluminum screen doors with decorative grills. On the second story, there are four small glass block windows. On the side bays, there are paired one-over-one windows with aluminum storms on the first and second stories. On the east and west elevations, there are four single one-over-one windows. On the south elevation, there is a narrow chimney in the center and a second-story patio with diagonal stairs to the ground. (Listed in original nomination as F)

Secondary: Non-Contributing

There is a garage at the rear of the lot that is oriented to the alley. It has a pyramidal roof and two single bays with overhead doors.

711 W. 8th Street  Contributing  MH00600091  1911

This two-story Gable Front house has a Sioux quartzite stone foundation, wood siding, corner boards, and a flared gable roof with interlocking asphalt shingles and closed eaves. The full-width porch has a wood-sided closed railing, square supports, and a hip roof. The single-leaf entrance with wood surround is on the east side and projects slightly. To the west of the entrance, there is a group of windows with a center picture window with transom flanked by one-over-one sash windows and fixed lattice shutters. The transom and upper sashes have elongated diamond muntins that carry to most windows on the house. On the second story, there are two one-over-one windows with elongated diamond upper sashes and lattice shutters. The gable features cornice returns, a small circular window, and a narrow frieze board. On the west elevation, there is an exterior brick chimney and a gabled wall dormer with cornice returns. On the south elevation, there is a two-story half-width rear gable wing with one-over-one windows and a one-story porch that extends out to the west with vertical wood siding and screened windows. On the east elevation, there is a side entrance at ground level. (Listed in original nomination as B)

261 Tax moratorium file, SD-87-00004, SHPO.

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Secondary: Non-Contributing
There is a long, single-bay garage at the back of the lot that is oriented to the alley and was built after 1950.\textsuperscript{263} It has a gable roof with asphalt shingles, a paired window on the west elevation, wood siding, and a paneled vinyl garage door.

718 W. 8th Street \textbf{Contributing} MH00600092 1923
This two-story Craftsman house has a stucco foundation, wood siding, and a hip roof with asphalt shingles and overhanging eaves with wood soffit. The central entrance has concrete steps, quartzite stone knee walls, a single-leaf door in wood surround, flanking single three-over-one sash windows, and a small hip roof canopy with knee brackets. In the center bay, above the entrance, there are two single three-over-one windows in wood surrounds. On each story of the two outer bays, there are triple three-over-one windows in wood surrounds. The shed roof dormer has wood siding, a louvered vent and three-pane square window, and exposed rafters in the eave. On the east elevation, there are two bays with groups of three windows on each story, and a third bay with single five-over-one windows. There is a one-story hip wing on the east side of the north elevation that has a rear entrance on the east side. Also on the north elevation, there are two slightly projecting bays with a rear staircase. A brick chimney is located on the north slope of the roof. \textit{(Listed in original nomination as B)}

Secondary: Non-Contributing
There is a gable roof garage to the north of the house which was built after 1950 and is oriented to the alley.\textsuperscript{264} It has three single bays with paneled vinyl doors, lap wood siding, and a side gable roof with asphalt shingles.

732 W. 8th Street \textbf{Contributing} MH00600070 1903
O.C. Cadwell House\textsuperscript{265}
This two-and-a-half story Queen Anne house has a Sioux quartzite stone foundation, wood siding, and a hip roof with cross gables, metal shingles, and closed eaves. The façade features a less-than-full-width porch that wraps around the east elevation, a projecting front gable wing, and a three-story tower on the southwest corner. The porch has a central entrance with concrete steps, a turned balustrade, fluted columns with stylized capitals, and a hip roof with small gable over the entrance. The entrance is a single-leaf door with wood surround. On the second story, there are single one-over-one windows on the front gable and on the main body of the house. In the pediment gable end, there is shingle siding and an enclosed window. On the hexagonal tower, there are one-over-one windows in wood surrounds on each face on each story. There is a pent roof above the second story, small brackets under the third story eave, and a hexagonal flared bell roof. On the east elevation, there is a pediment gable wall dormer. On the north elevation, there is a hip rear wing with a one-story rear entrance porch and a stucco corbelled chimney on its western slope. On the west elevation, there is a projecting canted bay with side entrance and wheelchair ramp, a picture window with leaded glass transom in the central section, and a pediment gable with window in the gable end. \textit{(Listed in original nomination as B)}

Secondary: Contributing
There is a single bay garage at the rear of the lot, oriented to N. Prairie Avenue. It has a gable roof with asphalt shingles, exposed rafter tails and an enclosed lean-to on the east elevation.

\textsuperscript{263} Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 33.
\textsuperscript{264} Ibid.
\textsuperscript{265} Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
West 9th Street

505 W. 9th Street  Non-Contributing  MH00600200  Unknown

This two-story L-shaped office building has a concrete foundation, vinyl siding, and a gable roof with asphalt shingles and overhanging eaves. The northeast façade has five bays with an entrance on the eastern end that has a single-leaf six-paneled door and side window. In the other bays, on both stories, there are groups of three vinyl casement windows with fixed louvered shutters. The west elevation has four bays of similar windows. The south elevation has two sets of windows and a fire escape entrance on the second story of the gable end. In the ell, there are two bays of windows on the east-facing side, two entrances and sets of second-story windows on the south-facing side, and a chimney in the roof valley. On the east elevation, there are two bays of windows, excepting a corner entrance on the southern end. There is a plot of grass in the ell, and the rest of the lot is covered with asphalt parking lots. (Original house, as 103 S. Spring Avenue, built 1881, listed in original nomination as C)

517-519 W. 9th Street  Non-Contributing  MH00600197  1888

This two-and-a-half story Gable Front duplex has a painted stone foundation, vinyl siding, and a hip roof with lower cross gables, interlocking asphalt shingles, and vinyl soffit in the eaves. The façade features symmetrical front gable projecting bays and a one-story enclosed entrance porch in the center. The porch has concrete steps with metal railings, a single-leaf door, vinyl siding, bands of one-over-one windows, and a shed roof with asphalt shingles. Above the porch there are two single one-over-one windows. In the gable bays, there are picture windows with transoms on the first story, paired one-over-one windows on the second story, and single one-over-one windows in the gable end. There are two brick chimneys on the roof ridge. On the east and west elevations, there are projecting canted bays with gable roofs, single windows on each side of each story, paired windows in the center, and single windows in the gable end. There are two enclosed rear entrance porches with hip roofs on each corner. Alterations include vinyl siding and lost window surrounds. (Listed in original nomination as C)

523 W. 9th Street  Non-Contributing  MH00600194  1880

This two-and-a-half-story Queen Anne house has a stucco foundation and stucco siding and an asphalt hip roof with lower cross gables and rear wing. There is a deteriorated brick chimney on the ridge of the rear wing. The façade has a prominent front gable with fishscale shingles, a group of four windows in wood surround, and a projected peak. The entrance is off-center to the east and has concrete steps, a metal railing, a single-leaf door with leaded glass sidelights, and a pediment canopy with incised ornamentation in the gable end and brackets. In the western bays, there are two single one-over-one windows in minimal surrounds on each story. On the west elevation, there is a projecting canted bay with single one-over-one windows on the sides, a picture window in the center of the first story, paired one-over-one windows in the center of the second story, and a gable end with fish-scale shingles, a projected peak, and a group of small metal casement windows. On the south elevation, there is a one-and-a-half story gabled wing (built between 1916 and 1924) with a paired window in the gable peak. On the east elevation, there are regularly-spaced single windows, a projected square bay with a pediment gable end, and two side entrances. Major alterations include the loss of an elaborate wrap-around porch, the addition of stucco

266 County records indicate 1881, but current structure does not resemble the building depicted on Sanborn Fire Insurance Map Company from (August 1896), 16 to (May 1916), 18.
267 Date from county records, first on Sanborn maps in 1908.
siding, several replacement windows, loss of window shutters, and the replacement of the roof that resulted in the loss of dormers and finials. (Listed in original nomination as C)

Secondary: Contributing
There is a one-story pyramidal roof garage with double-leaf hinged doors, asphalt shingles, no eaves, and wood siding. It is located on the southeast corner of the lot, is oriented to W. 9th Street, and was built between 1908 and 1911.

602-604 W. 9th Street Non-Contributing MH00600013 1949
Also 101 N. Duluth Avenue. This one-and-a-half story American Small House triplex has a stucco foundation, stucco siding, and a side gable roof with asphalt shingles, a narrow frieze board, and minimal eaves. The symmetrical façade features two prominent front gables and a courtyard porch with lattice base, wood floor, turned balustrade and supports, and a pergola roof with rafter tails. On the porch, there are two entrances on the interior sides of the two gabled bays and two two-over-two windows with horizontal muntins and louvered shutters. In each gable bay, there are large eighteen-light picture windows with louvered shutters on the first story and small two-over-two windows in the gable peaks. On the exterior sides of the gable bays, there are larger two-over-two windows. There is a brick veneer chimney centered on the ridge of the main roof. On the east and west elevations, there are two two-over-two windows on the first story, one in the gable peaks, and slightly off-center entrances with concrete steps, metal raling, and single-leaf doors. On the east elevation, the entrance also has a hip-roof canopy. On the north elevation, there is an entrance with concrete steps and metal railing on the eastern side, and four two-over-two windows irregularly spaced. (Listed in original nomination as D)

Secondary: Non-Contributing
There is a garage located off the northwest corner of the house that is oriented toward N. Duluth Avenue. It has a gable roof with asphalt shingles, stucco siding, and three single-bays with paneled overhead doors that have two-light windows in the upper rows.

614 W. 9th Street Contributing MH00600015 1910
Clifford Peck House271
This one-and-a-half story bungalow has a raised Sioux quartzite stone foundation, wood siding, and a side gable roof with asphalt shingles, a large brick chimney centered on the gable ridge, wood soffit, and wide eaves. The open porch wraps around the east elevation and lies beneath the main roof line. The porch has piers with quartzite bases and wood sided supports, and a square balustrade. The off-center projecting entrance has concrete steps, a metal raling, and a single-leaf glass and panel door in a wood surround. To the west of the entrance, there is a one-over-one single-hung window with a diamond-pane upper sash and wood storm window in a wood surround. To the east of the entrance, there is a group of three windows with smaller diamond-pane upper sashes in a wood surround. Above the porch, there are two hip roof dormers with wood siding, wide eaves, and groups of three small windows with wood storms in wood surrounds. On the east elevation, the porch has a pediment gable roof and there are irregularly spaced windows. On the north elevation, there is an extended one-story rear entrance porch with a brick foundation on the western end of the first story. On the west elevation, there is a cornice return on the gable end, and a pediment gable over the side of the porch. There is a side entrance at ground level with a one-over-one window to its left, all in a wood surround. There are a one-over-one and a single-hung window with diamond-pane upper sashes on the first story. On the second story, there are two one-over-

269 Sanborn Fire Insurance Map Company (August 1908), 18, and (November 1911), 18.
270 Date from county records, original nomination gives date as 1930.
one windows flanking a group of three narrow one-over-one windows with diamond-pane upper sashes with transoms. *(Listed in original nomination as B)*

**Secondary: Non-Contributing**

There is a single-bay garage with a paneled overhead door, wood siding, and gable roof with asphalt shingles and minimal eaves. It is located directly behind the house and is oriented to the alley. It was built after 1950.\(^{272}\)

**618 W. 9th Street**

**Contributing**

**MH00600030**

**1900\(^ {273}\)**

**J.K. Haughton House\(^{274}\)**

This two-and-a-half-story Colonial Revival house has a Sioux quartzite stone foundation, wood siding, fluted corner boards with capitals, a wide frieze with garland ornament, and a clipped pyramidal roof with asphalt shingles, a short central brick chimney, wide eaves, wood soffit, and scrolled modillions. The one-story open porch wraps around the east elevation. The porch features brick steps with knee walls, a turned balustrade, fluted columns with flared Ionic capitals, a wide frieze, and a turned roof balustrade. On the first story, there is a pair of one-over-one windows, a central projecting entrance with a cameo window on the west side, and a curved picture window with leaded glass transom and sidelights. The entrance features a single-leaf door with an arched light above wood paneling, a wood screen door, sidelights with decorative muntins, a transom, and a wood surround with lower beveled panels. Most windows have decorative muntins in their upper sashes. On the second story, there are two windows flanking a projecting central bay, which features a central paneled door, smaller windows, fluted corner boards, a carved surround with palmette design, and dentils at the cornice. Dormers on the façade and side roof slopes have paired key arch windows with diamond-pane upper sashes, turned baluster balconettes, and a broken scrolled cornice with returns and finial. On the east elevation, there is a central projecting bay at the end of the porch, and on the bay are a triple window with bubble leads and an arched window with decorative muntins. A one-story projection has a turned roof balustrade. On the north elevation, there is a two-story hip roof wing and a one-story rear entrance. On the west elevation, there is a central second-story bay with fluted corner boards and scrolled modillions beneath. Shingles covering the second story have been removed and the house underwent restoration to repair its porch, soffit, modillions, and frieze in 2009-2012. The house has a high degree of integrity.\(^{275}\) *(Listed in original nomination as B)*

**Secondary: Non-Contributing**

There are two garages connected with a breezeway into an L-shape on the rear of the lot that were both built after 1950 and are oriented to the alley.\(^{276}\) The easternmost portion has a double-bay garage door and the westernmost has a single-bay door. Both have hip roofs with asphalt shingles, wood siding, and multi-paned overhead doors.

**629 W. 9th Street**

**Contributing**

**MH00600020**

**1912**

**Sam Fantle House**

This two-and-a-half story Tudor Revival house has a raised brick foundation, Flemish bond brick on the first story, half-timbered stucco walls on the second story, and a side gable roof with lower cross gable rear wing and smaller extended gable wing on the east side. The roof has wood shingles, mostly rounded

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\(^{273}\) Plans for building announced in *Improvement Bulletin* 20 (November 25, 1899), 16; Sanborn Fire Insurance Map Company (July 1902), 16.

\(^{274}\) Brochure, “The Sioux Falls Historic District,” 1976, SHPO.

\(^{275}\) “J. K. Haughton home (Duluth and Summit, north of 9th St.), n.d.” Photograph, #30296P.10.01.0Z, Center for Western Studies.

Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property  County and State

Front view.  This two-and-a-half story Colonial Revival house has a raised Sioux quartzite stone foundation, wood siding, fluted corner boards with capitals, and a clipped pyramidal roof with asphalt shingles, scrolled modillions, a chimney on the rear roof slope, and wide flared eaves.  On the façade, there is a full-width patio with concrete steps leaded to the entrance porch, quartzite knee walls with concrete coping, and an iron railing spaced between quartzite piers.  On the patio, a one-story entrance porch has two pairs of flared Ionic columns on quartzite piers, fluted pilasters at the wall with flared Ionic capitals, a cornice with dentil molding, a flat roof, and a single-leaf projected entrance with side lights, pilasters, and large

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277 Index print, in NRHP file.
279 Ibid., (November 1911), 18, and (May 1916), 18.
280 Carpentry work began in March 1902.  Improvement Bulletin 25 (March 1, 1902), 22.
fanlight in a molded surround. East of the entrance, there is a first-story cut-away corner with a curved picture window, leaded glass transom, leaded glass one-over-one sidelights, fluted pilasters, and a wood surround with scrolled frieze. West of the entrance, there is a Palladian window with one-over-one sidelights and lancet arch muntins, a fanlight, and a surround with pilasters. Most windows have lancet arch muntins in the upper sashes. On the second story, there is a central canted bay with triple one-over-one windows between two single one-over-one windows. The small roof dormer has a trefoil roof with cornice returns, a Palladian window with lancet arches in the upper pane of the central window and diamond-pane upper sashes of the side windows, and short pilasters in the window surround. On the west elevation, there is an oriel window on the southern half of the first story with a garland frieze, an oval window centered on the second story, and a gable roof dormer with a single window and pilaster surround. On the west side of the rear wing, there is an oval window on the first story and a rear entrance porch with square, fluted supports. There are no modillions in the eaves of a second rear wing. On the south elevation, there is a Palladian window in the gable end of the rear wing and a two-story canted bay on the east side of the second wing. On the east elevation, there is a two-story porch enclosed with glass or screens off the second wing. On the main body of the house, there is a central projected bay with fluted corner boards, a Palladian window on the second story, an oval window on the north side of the second story, and a roof dormer. The second two-story rear wing was added after 1950 in place of a one-story open porch.\(^{261}\) (Listed in original nomination as B)

**Secondary: Non-Contributing**

The garage is located directly behind the house at the rear of the lot, is oriented toward S. Summit Avenue and was built in the 2010s. It has three separate bays, board siding, and a side gable roof with center cross gable flanked by gabled roof dormers.

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**632 W. 9th Street**

**Contributing**

**MH00600019**

**1885**

**Johnson/Kuehn/Aikens House**

This two-and-a-half story Queen Anne house was designed by Wallace L. Dow. It has a quartzite foundation, wood weatherboard siding on the first story, coursed square shingle siding on the second story with a band of fish-scale shingles, a narrow frieze board, and a gable roof with architectural asphalt shingles. There is a two-story rear wing and a one-and-a-half story rear wing. There is a corbelled brick chimney on the ridge of the main roof. The wrap-around porch has a turned balustrade, fluted columns with flared Ionic capitals (in groups of four at the pediment entrance), a dentil cornice, a hip roof, and a turned roof balustrade. The off-center projecting entrance has concrete steps with brick knee walls, a single-leaf door with aluminum screen door, leaded glass sidelights, and sunburst fanlight in a wood surround. Flanking the entrance, there are picture windows with stained glass transoms and four-light wood storm windows. On the east end of the porch, there are two sash windows with four-light wood storm windows. On the second story of the façade, the gable end projects slightly, and it has two small flower medallions flanking a central group of four windows with irregular geometric muntins and a scrolled wood surround. The projecting gable peak is supported by large shingled brackets, has smaller rounded modillions at the eave, and a small central five-light window. On the east elevation, there is a central canted bay on the first story, a hip roof dormer, a projecting gable end with large shingled brackets, brackets under the eave and louvered vents in the gable end. On the north elevation, there is a garage within a recessed porch on the rear one-and-a-half-story wing. The garage/porch has a wood paneled garage door, wood steps, a single-leaf entrance door, an arched opening on the north side, and lattice brackets forming an arched opening on the west side. On the west elevation, there is a turret with beveled wood panels, fixed stained glass windows on the second story, and a fixed sixteen-light window on the third story. South of the turret, there is a picture window with transom on the first story.

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According to Sanborn Insurance Maps, the turret was added between 1896 and 1902, and the porch was extended (likely replaced) around the east elevation between 1902 and 1908. From 1976 through the early 1980s, the roof, exterior paint, chimney, stairs, windows, foundation, and porch were repaired and restored. (Listed in original nomination as A)

704 W. 9th Street  Contributing MH00600071 1900
Lucius Wall House

This two-and-a-half story Free Classic Queen Anne house has a stone foundation, wood weatherboard siding, and a flared hip roof with a prominent lower front gable, asphalt shingles, dentil cornice, and wide closed eaves. A flared eave with dentil cornice runs above the first story around the building as well. The wrap-around porch has an entrance located on the rounded southeast corner of the house, quartzite piers, concrete steps, a square balustrade, paired and single Doric columns, and a flat roof. The recessed entrance is a single-leaf glass-and-panel door in wood surround. West of the entrance, there is a curved picture window with leaded glass transom and sidelights and another picture window with leaded glass transom. On the eastern end of the porch, there is an ox-eye window in a keyed surround. On the second story of the façade, there are two single one-over-one windows flanking a central cameo window in a keyed surround. In the pediment gable end, there is shingle siding and a canted bay window with three one-over-one windows. On the east elevation, there is a gable roof dormer with a one-over-one window and shingle siding. There is also a central projecting cross gable that has a picture window with transom and sidelights on the first story, two one-over-one windows on the second and a small Palladian window with diamond pane muntins in the gabled end. On the north elevation, there is a one-story hip roof rear porch enclosed with shingle siding having a single-leaf entrance with fixed awning on the east side. On the west elevation, there is a cameo window on the one-story rear porch, one-over-one windows on the northern bay, and a gable roof dormer. There is an iron spearhead fence running around the lot. (Listed in original nomination as B)

Secondary: Contributing

There is a double-bay garage directly behind the house and is oriented to N. Summit Avenue. It has wood siding, shingle siding in the gable end, a paneled overhead door, and a pediment gable with dentil molding at the cornice.

712 W. 9th Street  Contributing MH00600150 1888

This two-and-a-half story Colonial Revival house has a Sioux quartzite stone foundation, wood siding, corner and frieze boards, and a pyramidal roof with a large clipped hip rear wing, lower cross gables, asphalt shingles, and boxed wood eaves. The leaded glass single-leaf entrance features a small wood patio with wood steps and square balustrade. A wrap-around porch was removed from the façade sometime after 1975. East of the entrance, there is a picture window with leaded glass transom. On the second story, there are three one-over-one windows set at the frieze board. Most windows are one-over-one with simple wood surrounds, excepting those six-over-six windows on the rear wing. The front dormer has wood siding, a pediment gable, and a pair of small two-over-one windows. On the east elevation, there is a lower cross gable with pediment roof. On the west elevation, there is a two-story

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282 Sanborn Fire Insurance Map Company (August 1896), 18, (July 1902), 16, and (August 1908), 18; “C.E. Johnson home, n.d.” Photograph, #30296P.10.01.0Z, Center for Western Studies.

283 Glenski House file, February 1978, National Register of Historic Places (NRHP) Research Files, Sioux Falls Historic District, SHPO; Argus Leader (Sioux Falls SD), April 18, 1981.

284 Survey photographs show a large porch with pent roof and siding beneath multi-pane windows, Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 33; Architectural survey photographs (1975), SHPO.
canted bay with a pediment roof. Since 1950, the rear wing was extended to two stories, and a one-story shed addition was added.\footnote{Sanborn Fire Insurance Map Company (1924 [amended July 1950]), 33.}

**Secondary: Contributing**
There is a garage with a pyramidal asphalt roof off the northeast corner of the house facing the alley.

**714 W. 9th Street**

This one-and-a-half-story Queen Anne cottage has a Sioux quartzite foundation, narrow board siding, and a flared hip roof with lower cross gables, architectural asphalt shingles, and closed eaves. The front gable wing has a canted bay window with transom. Its pediment gable has a pent roof eave and a two-light fixed window. The recessed central entrance has a single-leaf door with sidelights. The extended east half of the façade has a canted bay picture window with modern leaded glass transom. A historic porch that wrapped around the east elevation was enclosed sometime after 1950.\footnote{Ibid.}

**Secondary: Contributing**

The garage sits at the rear of the lot facing the alley. It has a double-width vinyl paneled door, gable roof, wood siding, and exposed rafter tails.

**719 W. 9th Street**

This two-and-a-half-story house has a painted stone foundation, vinyl siding, and a flared side gable roof with a prominent front gable wing, asphalt shingles, closed eaves, and a corbelled brick chimney on the rear roof slope. The half-width front porch has a quartzite base, square supports with recessed panels, square balustrade, wide eaves, narrow modillions, and a flat roof. The central entrance has a diamond-paned glass-and-panel single-leaf door. On the main house façade, there is a large picture window with sidelights, transoms, and nine-light storm window on the first story, and twelve-over-one window on the second. Most windows have wood surrounds, aluminum storms, and decorative louvered shutters. On the gable wing, there is a pair of twelve-over-one windows on the first story, a central twelve-over-one flanked by small four-light windows on the second, and a six-over-one window in the gable end. On the west elevation, there are symmetrical twelve-over-one windows on the first and second stories, and a diamond-paned sash window and sidelights in an arched wood surround. On the east elevation, there is a ground-level entrance, single twelve-over-one, paired six-over-one, small four-light windows, and an arched diamond-paned window in the gable end. \footnote{Improvement Bulletin 20 (November 25, 1899), 16.}

**Secondary: Non-Contributing**

The garage sits behind the house facing the alley and was built after 1950. The garage has a double-width vinyl paneled door adjoining an entrance door, vinyl siding, and a gable roof with asphalt shingles and closed eaves.

**732 W. 9th Street**

This two-and-a-half-story house has a stone foundation of long Sioux quartzite blocks, wide board siding, and a flared front gable roof with flared lower cross gables, asphalt shingles, and boxed eaves. The one-
story front porch has a concrete block foundation, two one-over-one windows on the west side, and is enclosed on the eastern half with board siding and two-over-two horizontal pane windows with fixed aluminum slat awnings. A historically open wrap-around porch was extant until at least 1950.289 On the second story, there is a pair of one-over-one windows and a canted bay of one-over-one windows. In the gable end, there is a triple one-over-one window. On the east elevation, the lower cross gable canted bay has been built out with a two-story addition. The first story of the addition has two-over-two horizontal pane windows and a multi-pane single-leaf door with small porch. The second story has a pair of six-over-one windows and a roof deck. On the north elevation, there is a one-story addition with a second-story rear entrance. On the west elevation, there is an extended basement entrance projecting from the base of a square bay on the first story with a pair of small leaded glass windows, a dentil cornice, and flared hip roof. Major changes include the loss of the classical porch, the additions on east, and replacement of Palladian windows in the gable end and quatrefoil window on the second-story façade.290 (Listed in original nomination as B)

West 10th Street

500 W. 10th Street Non-Contributing MH00600072 1986
This one-story commercial building has a concrete foundation, three storefronts, EIFS siding, a projecting wood boxed eave, and a low pyramidal roof with gables over the two end bays. Each east-facing storefront has a central glass door flanked by paired metal frame fixed windows. There is another gable over an entrance on the west end of the south elevation. A concrete sidewalk and parking lot run along the east elevation. (Previous 1957 building listed in original nomination as F)

516-520 W. 10th Street Non-Contributing MH00600196 1973
This long one-story commercial building has two office units with glass door entrances, brick veneer siding, pebbled concrete pilasters, narrow slat windows, and a projecting decorative cornice. The pebbled concrete cornice is made of biconcave panels with pairs of narrow projecting blocks in regular intervals. The parking lot runs along the south elevation. (Listed in original nomination as F)

600 W. 10th Street Non-Contributing MH00600195 1959
This one-story commercial building sits diagonally in the back corner of the lot. The façade of the building is comprised of a central glass entrance flanked by three large fixed windows all with glass transoms. The shed roof with boxed eaves projects over the entrance. The side elevations are sided with elongated brick veneer and have standard windows with soldier brick sills. (Listed in original nomination as F)

624-626 W. 10th Street Non-Contributing MH00600193 1912
This two-and-a-half-story Colonial Revival house has a raised basement of Sioux quartzite stone, wood siding, a front gable roof with lower cross gables and boxed eaves, and a large one-story addition on the façade. The addition has a stucco concrete foundation, vertical board-and-batten siding, a triple fixed window with bracketed flower box, and a wood shingle mansard roof. The main house has two windows on the second story with diamond-pane upper sashes and louvered shutters. In the pediment gable end, there is a Palladian window in a wood surround, coursed shingle siding, and dentil molding at the cornice. Most windows have diamond-pane upper sashes and louvered shutters. On the east elevation, there is a triple window on a slightly-projecting square bay on the first story and a Palladian window in the gable

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290 “J.B. Peterson home, 1905,” Photograph, #30296P.10.01.0Z, Center for Western Studies.
end. On the west elevation, there is a mid-level entrance with wood stairs, a first-story square bay with a single diamond-pane window, and a Palladian window in the gable end. *(Listed in original nomination as D)*

**Secondary:** Non-Contributing

There is a one-story, double-width garage behind the house to the north, oriented to the alley. It has a poured concrete foundation, board siding, closed eaves, and a paneled overhead door. On the south elevation, there is an entrance door, light sconce in metal cage, and a short horizontal window.

**636 W. 10th Street**

Non-Contributing  
MH00600176  
1965

This one-story commercial building is built of concrete block with a brick façade (all painted) and has a flat roof. The centered storefront has a band of fixed display windows, a central glass entrance, and a projecting metal canopy. On the west elevation, there are two clerestory glass block windows and a rear garage door entrance. A parking lot runs along the south elevation. *(Listed in original nomination as F)*

**734-736 W. 10th Street**

Non-Contributing  
MH00600005  
1900

This two-and-a-half-story duplex has asbestos siding (including over the raised basement) and a clipped pyramidal roof with a projecting front hip wing, interlocking asphalt shingles, and closed eaves. On the façade, the hip wing divides the two single-leaf entrances. The central wing has two picture windows on the first story and two one-over-one windows on the second. The two entrance porches on either side have concrete steps, iron railings, aluminum storm doors, corner knee brackets, and dentil molding along the cornices. Windows on the façade and east elevations have wood surrounds and flared aluminum-slat fixed awnings. Windows on the west elevation have no awnings, fixed aluminum awnings, or retractable aluminum awnings. The hip roof dormers on the façade and both side elevations each have asbestos siding and two wide one-over-one windows. *(Listed in original nomination as B)*

**Secondary:** Non-Contributing

The garage sits behind the house facing the alley and was built between 1924 and 1950. It has a low gable roof, asbestos siding, and a double-width wood paneled overhead door. There is a fixed window and a wood-paneled door on the south elevation.

**738 W. 10th Street**

Non-Contributing  
MH00600218  
1974

This one-story commercial building has board-and-batten siding and a flat roof with a metal mansard cornice. On the south corner, there is a deeply-recessed entrance with stone veneer on the closed railing and on the south-facing wall. On the east elevation, there are four sets of fixed windows above panels of stone veneer siding. *Not listed in original nomination.*

**740 W. 10th Street**

Contributing  
MH00600002  
1910

This two-and-a-half story Colonial Revival foursquare house has a stucco foundation, wood siding, and a flared hip roof with asphalt shingles, wide closed eaves, dentil cornice, and wood soffit. The façade features an entrance-width porch with wood steps, triple Doric columns, a single-leaved glass-and-panel entrance with sidelights, and a hip roof. Also on the first story, there is a picture window with leaded glass transom, wood storm window, in a boxed surround. On the second story, there is a central cameo window with keyed surround between two single windows with elongated-diamond upper sash muntins. On the corners of the cornice on each elevation, there are large flared knee brackets with pendants. The hip roof dormers on the façade and side elevations have wood siding and fixed leaded glass windows. On the west elevation, there are wood steps leading to a more-than-half-width porch enclosed with a band of tall windows in boxed surrounds. The boxed surrounds and brackets are not visible in a photograph from

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201 Sanborn Fire Insurance Map Company (1924), 33, and (1924 [amended July 1950]), 33.
the 1970s. An open wrap-around porch was extant until at least 1950. (Listed in original nomination as B)

**Secondary: Contributing**
The garage sits at the rear of the lot facing S. Prairie Avenue and was built before 1916. It has a gable roof with exposed rafter tails, wood lap siding, and a double-width wood-panel overhead door.

**800-802 W. 10th Street**  
**Contributing**

**William T. Doolittle House**  
Also 133-135 S. Prairie Avenue. This two-story Gothic Revival house has a stone foundation, vinyl siding, and a mansard roof with several steeply pitched wall gables, asphalt shingles, wood soffit, scroll-cut face brackets, and molded fascia. The house has projecting wings on the north and south elevations, a one-story hip wing on the west elevation, and a smaller one-story addition on the north elevation. The west addition was in place before 1902. Most windows are three-over-one or two-over-two in wood surrounds, of which most have peaked hoods, with aluminum storm windows. On either side of the south wing, there are one-story entrance porches with concrete steps, carved support posts, dentil cornice, and scroll-cut face brackets. On the east elevation, another entrance has been enclosed with vinyl siding and has a single-leaf wood door in a peaked surround. Gable brackets visible on historic images are not extant. An open wrap-around porch was extant until at least 1950. Historic images show two different configurations. One undated shows a full-width porch on the east elevation with carved posts and an enclosed sun porch on the east end of the south wing. Others with approximate dates of 1898 and 1905 show a wrap-round porch with arched lattice brackets and a cut railing. Since 1975, the siding has been replaced. (Listed in original nomination as A)

**Secondary: Non-Contributing**
The garage sits west of the house facing W. 10th Street and was built between 1924 and 1950. It has vinyl siding, a double-width rolling overhead door, and a gable roof with asphalt shingles and exposed rafter tails.

**Notable landscape features**

**Stone Paver Road**  
**Contributing**  
c.1890

The section of road on W. 6th Street between Duluth and Spring Avenues is comprised of Sioux quartzite stone pavers. The pavers were reset with a concrete underlayer in 1996.

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292 Index print, by Scott Gerloff, Architectural survey photographs (1975), SHPO.
294 Ibid., (May 1916), 22.
295 Date from county records, original nomination lists date as 1890.
296 Sanborn Fire Insurance Map Company (July 1902), 19.
297 “W. T. Doolittle home, built in 1889 (133-135 S. Prairie), n.d.” Center for Western Studies.
299 “W. T. Doolittle home, built in 1889 (133-135 S. Prairie), n.d.” Center for Western Studies.
300 “W. T. Doolittle home, built in 1889, ca. 1898” and “W. T. Doolittle home, built in 1889 (133-135 S. Prairie), 1905,” Center for Western Studies.
**Stone Paver Alley (MH00600222)  Contributing  c.1890**
The stone paver alley is located between Duluth and Summit Avenues in the 300-block. The alley is made of Sioux quartzite stone pavers. In 2014, after heavy traffic over the years had caused stones to shift and ruts to form, the historic pavers were re-set with a concrete underlayment.

**Stone Hitching Posts  Contributing  c.1880**
Through the Cathedral Historic District are several historic hitching posts of Sioux quartzite or granite. The posts are obelisk shaped with smooth corners and rough-faced central panels on each side. The stone at the top of the obelisks was generally shaped like a pyramid with convex surface planes. Large metal rings are mounted on street facing sides of the post. Locations include: 127 and 123 S. Duluth, 135 N. Duluth, 230 N. Duluth, 400 N. Duluth, and 219 N. Summit. With the posts at 123 S. Duluth, is also a historic platform, square rough-faced quartzite with a smooth top surface, that would have been a step for mounting a horse or into a carriage.

**White District Markers  Non-Contributing  c.1975**
On several street corners within the district, particularly nearer the edges of the district, three-sided obelisk markers were placed following the initial listing of the district in the National Register of Historic Places. The markers are made of concrete, painted white, and stamped with letters running vertically “HISTORIC DISTRICT.”

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Inventory (by street/address)

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<tr>
<th>Address</th>
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<th>Name</th>
<th>Status</th>
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<td>MH00600217</td>
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### Cathedral Historic District (2022 update)

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Section 7 page 90
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### Properties Moved/Demolished Since 1974 Nomination

The property at 535 N. Summit Avenue (MH00600126) was moved out of the district to a site in Hartford SD in 1993.

The Dr. George A. Pettigrew House at 301 N. Prairie Avenue (MH00600173), listed in the State Register of Historic Places in May 1992, was moved into the district.

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<td>500 W. 10th Street (1957)</td>
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<td>MH00600072</td>
</tr>
<tr>
<td>506 W. 10th Street</td>
<td>B</td>
<td>MH00600006</td>
</tr>
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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [x] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years
Cathedral Historic District (2022 update)

Name of Property

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900

Minnehaha County, SD
County and State

Areas of Significance
(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance
1872-1926

Significant Dates
1872
1889
1903
1910
1919
1924
1926

Significant Person
(Complete only if Criterion B is marked above.)

Avery, Henry Martindale
Avery, Lucina A.
Bailey, Charles Olin
Dunning, Lyman Taylor
Edgerton, Alonzo Jay
Edmison, Percival Hall
Edmison, Lillian Mae
Fante, Charles
Fante, Sam
Jewett, Charles Alfred
Keith, Hosmer H.
Kirby, Joseph H.
McCrossan, Bernard Carland
McCrossan, Melinda Bell
O’Gorman, Right Reverend Thomas
Pettigrew, Richard Franklin
Ross, Charles Hembrey
Tuthill, John Willard
Wilkes, William Augustus
Wilkes, Reverend Eliza Tupper
Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cathedral Historic District is listed in the National Register of Historic Places at a local level of significance under Criterion A in the area of Community Planning & Development, Criterion B for association with a number of men and women who had significant impacts on their field or in the early history of Sioux Falls, and under Criterion C in the area of Architecture, both residential and ecclesiastical. First listed as the Sioux Falls Historic District in 1974, the name was amended to the Cathedral Historic District in 2011. This update to the Cathedral Historic District sets a period of significance, clarifies the contributing or non-contributing status of resources, documents resources with more specificity, adds documentation of secondary structures, and incorporates and expands upon the historic context from the original nomination. No change is proposed to the district boundary.

During the late nineteenth-century, Sioux Falls grew as a city and the population increased. The Cathedral Historic District was a desirable neighborhood where many prominent citizens invested in fine architectural styles and materials. After an industrial boom in the mid-1910s, many larger house lots in Sioux Falls were divided to build additional housing, including duplexes. Older large homes were sometimes divided into apartments. Carriage houses, hitching posts, and automobile garages in the Cathedral neighborhood reflect the changes that residents experienced in domestic transportation. Municipal works related to transportation are also present; the district hosts the last known remaining alley and street segment in Sioux Falls that are still paved with local Sioux quartzite stone. The architectural significance of the district is comprised of a variety of domestic and ecclesiastical architectural styles including Italianate, Queen Anne (in Spindlewok, Patterned masonry, and Free Classic variations), Colonial Revival, Eclectic Revivals, Craftsman, and Prairie Styles; all surrounding the tall spires of the landmark St. Joseph’s Cathedral, designed by Ecole des Beaux Arts-trained architect Emmanuel L. Masqueray of St. Paul, Minnesota.

The district includes significant domestic and ecclesiastical architecture from just over five decades of Sioux Falls’ early development as a city. The original 1974 nomination did not specify a period of significance but discussed that construction in the neighborhood started in 1872 and fell off in the years after 1925. In this update, the period of significance is set from the earliest extant house from 1872, to 1926 when the Cathedral School (523 N. Duluth Ave.) was constructed. Examining number of houses by decade, the peak construction years in the district were the two decades from 1900 to 1919, a time when...
the city experienced considerable physical growth prompted by new industries, commercial development, and civic infrastructure. Approximately fifty-four resources were constructed from 1900 to 1909 and forty-five in the 1910s. About thirty-six were built in the 1880s, twenty-two in the 1890s, and thirteen in the 1920s. There are also still five extant resources with a construction date from the 1870s.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

HISTORY OF CATHEDRAL HISTORIC DISTRICT

Neighborhood Setting
The Cathedral Historic District is a part of an early residential neighborhood located on the bluff to the west and north of downtown Sioux Falls. The neighborhood was sometimes called the “North End.” Sioux Falls is the largest city in South Dakota, located about ten miles west of the Minnesota border in the southeastern part of the state. It lies within Minnehaha County, which was organized by the first territorial legislature in the spring of 1862. Local boosters through the decades have worked to make Sioux Falls a prominent city, from the first selection of a town site at the falls of the Big Sioux River in the late 1850s to the fostering of the city’s financial industry in the 1980s.

The Cathedral Historic District includes pieces from five platted additions to the City of Sioux Falls. The bulk of the district, the blocks bounded by 6th & 9th Streets and Prairie & Spring Avenues, is made of “Bennett’s First Addition,” recorded on May 26, 1876. On January 5, 1872, John McClellan, who first came to Sioux Falls in 1857 as an agent for the Dubuque Town Company, recorded his plat for the “West Sioux Falls” addition—including the four blocks bordered by N. Summit and N. Spring Avenues and W. 4th and W. 6th Streets. He expanded the West Sioux Falls Addition with “McClellan’s Addition” in the blocks immediately to the west, which was recorded on June 6, 1881. An active local booster, land agent, and later a politician, Richard F. Pettigrew recorded “Bennett’s Second Addition” on March 24, 1880, including the western side of N. Prairie Avenue between W. 6th and W. 9th Streets. On December 9, 1878, Pettigrew recorded the plat for his first “Pettigrew’s Addition” south of Bennett’s Second and it includes the half-block on the west side of S. Prairie Avenue between W. 9th and W. 10th Streets.

In September 1886, the neighborhood was still only sparsely settled. A baseball field sat along Duluth Avenue between 9th and 10th Streets, and the Southeastern Dakota Agricultural Society’s second annual fair was held in the neighborhood that month. In 1887, the real estate dealers Pettigrew & Tate advertised lots in Bennett’s First and Second Additions, Pettigrew’s Addition, and Hayes’ Addition. The fifty remaining lots in Bennett’s Addition were offered at a “special bargain” price of $150-$200, when published sales for other city lots went up to $525. In May 1900, Pettigrew helped organize the

303 Bailey, History of Minnehaha County, 132.
305 Bailey, History of Minnehaha County, 136.
306 Ibid., 132.
307 Ibid., 138.
308 Ibid., 194.
309 Sioux Falls Daily Argus (SD), April 2, 1887.
national Democrat-Populist fusion convention that was held in a large tent at the southeast corner of S. Summit Avenue and W. 9th Street.  

As development continued in the neighborhood, it was occasionally compared to San Francisco’s Nob Hill because of the size and status of the homes and the geography of the neighborhood. A large portion of Sioux Falls lies on a bluff surrounded by a curve of the Big Sioux River. Through the nineteenth century, there were few trees in Sioux Falls, making the large homes built on the bluff even more visible to the surrounding town. Some blocks, including the 200 and 300 blocks of N. Spring Avenue, additionally augmented the height of the neighborhood by constructing raised lots to set the houses on. Around the larger mansions, the rest of the neighborhood included professional and working-class families with more modest homes built in folk and popular vernacular forms. Into the twentieth century, the city’s population grew, encouraged by developments like the establishment of the John Morrell Packing Plant in 1909 and the Army Air Forces’ Radio Technical School in 1942. In those periods of growth, construction on the hill included smaller and multi-family houses in popular styles like American foursquare, duplexes, bungalows, and ranch houses, and the division of larger houses into multiple rental units. These trends were supported also by the proliferation of public transportation and car ownership that made life on the hill more accessible and affordable.

The neighborhood was connected to the center of town by the regular city street grid, but also during two streetcar projects attempted in the city. In Sioux Falls neighborhoods, the residential streets were graded by the city, except where adjoining residents raised their own money for paving with quartzite stone, until the 1920s when city streets began being paved with concrete and asphalt for automobile traffic. The block of W. 6th Street between Spring and Duluth Avenues and the alley in the 300-block between Duluth and Summit Avenues are the last vestiges of that quartzite construction. During the period from 1891 to 1899, streetcar tracks went through the neighborhood along Summit Avenue from 4th to 11th Streets, and then west on 6th Street from Summit Avenue to West Avenue—laid by Richard F. Pettigrew’s Sioux Falls City Street Railway Company. From 1908 to 1929, the Sioux Falls Traction System ran lines along portions of Prairie and Summit Avenues. Over the twentieth century, the system was closed as the paving of streets and greater affordability of vehicles changed the transportation landscape of the city. They also changed the flow of commerce as more and more residents could take their cars to the stores and businesses bought delivery trucks—except for horse-drawn milk deliveries, which continued into the 1950s because the horse could be trained to stop at the right places while the delivery man ran products to the houses.

The Historic District

In 1974, the Cathedral Historic District was listed as the Sioux Falls Historic District in the National Register of Historic Places (the name of the district was changed in 2011). It was the first new historic

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311 Jeanne Schulte Richardson, Here Lies Sioux Falls (Freeman SD: Pine Hill Press, 1992), 173; Historic Avenues: Sioux Falls, South Dakota (Sioux Falls: City Planning and Building Services Department, 1983), 5-6.
313 Historic Avenues, 5-7.
314 David Richardson, Brochure: “The Sioux Falls Historic District,” Sioux Falls Board of Historic Preservation; Olson and Olson, Sioux Falls, 88.
315 Bragstad, Sioux Falls in Retrospect, 130.
316 Bragstad, Sioux Falls in Retrospect, 132.
317 Olson and Olson, Sioux Falls, 113.
Cathedral Historic District (2022 update) Minnehaha County, SD

Name of Property County and State

district in South Dakota to be listed under the National Historic Preservation Act, and joined only 125 others nationwide.\(^{318}\) In 1970, housing demand in Sioux Falls had led the city to rezone the future district area to allow multi-family construction, and about fourteen historic houses were demolished for four- or six-plex apartments.\(^{319}\) Hoping to halt that trend, residents pursued listing in the National Register of Historic Places as recognition of the existing houses’ significance. The 1976 American Bicentennial was also a force in the movement for listing and for subsequent restoration projects.\(^{320}\)

After listing, the neighborhood advocates formed the “Organization for the Preservation of the Historic District of Sioux Falls,” of which a primary advocate was resident Mary Glenski, who also bought and restored the house at 632 W. 9th Street with her husband.\(^{321}\) One of the first efforts by neighborhood residents was to request the neighborhood be rezoned from multi-family residential back to single-family. They collected signatures for a petition and made the proposal to the city commission. Their efforts were successful in January 1975.\(^{322}\) In June 1976, the first temporary signage project was carried out as a bicentennial project by local Boy Scout Troop 45 and a Bicentennial booklet was published for visitors touring the district.\(^{323}\) In 1980, the city finished a revitalization plan for the North End area, and in 1983, they started a $50,000 revolving loan fund with matching funds from the state for historic restoration building projects.\(^{324}\) That program is no longer in operation, but district residents continue to use other state grant and tax incentive programs in rehabilitating their contributing historic properties.

Minnehaha Springs

In 1881, Otto and August Heynsohn set up their Minnehaha Springs business supplied by natural springs at W. 4th Street and N. Spring Avenue. The Heynsohn Brothers provided customers with spring water baths, electric baths, medical lake baths, tonic baths, and salt rubs in a spa setting that included a scenic park and fountain.\(^{325}\) Minnehaha Springs was a popular attraction for wealthy persons who temporarily moved to Sioux Falls to establish residency for a divorce—Sioux Falls in the 1890s was known for its “divorce industry” of law offices, hotels, and amusements.\(^{326}\) The Heynsohn Bros. also started the Minnehaha Springs Bottling Works to bottle ginger ale, champagne cider, soda water, and mineral waters that were delivered around the city and shipped through the region.\(^{327}\)

The extant building at 601 N. Spring Avenue was built in 1896, and the Springs were sold to employee C.F.H. Witte in January 1898.\(^{328}\) In 1915, the local H.C. Stowe and Purity Bottling Works, under the management of William C. Drake, bought the Minnehaha Springs and an addition was put on the building at about that time.\(^{329}\) In 1985, the historic buildings were incorporated into the design of the new Hawthorne Elementary School building.\(^{330}\) The Heynsohn Bros. also built the Keeley Institute at 501 N.

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\(^{318}\) *Sioux Falls Sun* (SD), January 5, 1975.
\(^{319}\) *Argus Leader* (Sioux Falls SD), April 18, 1981.
\(^{320}\) Ibid.
\(^{321}\) *Sioux Falls Sun* (SD), January 5, 1975; *Sioux Falls Argus-Leader* (SD), April 25, 1976.
\(^{322}\) *Sioux Falls Argus* (SD), January 7, 1975.
\(^{323}\) *Tri-City Reporter* (Brandon, SD), July 8, 1976.
\(^{324}\) *Argus Leader* (Sioux Falls, SD), December 7, 1984.
\(^{325}\) Olson and Olson, *Sioux Falls*, 30-31.
\(^{326}\) Ibid., 30.
\(^{327}\) *Sioux Falls Daily Argus* (SD), December 24, 1887; Olson and Olson, *Sioux Falls*, 30.
\(^{329}\) *The American Bottler* 35(8) (August 15, 1915), 53.
\(^{330}\) Richardson, “The Sioux Falls Historic District”; Olson and Olson, *Sioux Falls*, 175.
Spring Avenue to treat alcohol and drug addictions using the Keeley Method in combination with their spring water. It operated from 1891 until national Prohibition in 1919.

![Minnehaha Springs Advertisement](image)

**Figure 2:** *Sioux Falls City Directory, 1910* (Sioux Falls: Polk-Avery Directory Co., 1910), 5.

### Churches

All three extant churches within the Cathedral Historic District are second- or third-generation buildings. Congregations in South Dakota were more likely to hire architects and replace a small wood-frame structure with more substantial materials after the congregation became more established, particularly during the Second Dakota Boom in state population from 1900 to 1917.

The **City Temple** (now Faith Family Church) was built out of Sioux quartzite between 1907 and 1910 for the First Baptist Church. The church was designed by architect Joseph Schwarz of Sioux Falls. It replaced an 1878 wood-frame church located downtown at Dakota Avenue and 8th Street. In 1950, rather than build additions, the church sold the City Temple building to the Central Baptist Church, and

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332 The Keeley Institute building was moved to 413 W. 5th Street when Hawthorne Elementary was built in the 1980s. Richardson, “The Sioux Falls Historic District”; Olson and Olson, *Sioux Falls*, 67.


First Baptist constructed a new building at Covell Avenue and 22nd Street. In 1961, the Central Baptist Church demolished houses at 125 and 127 N. Spring Avenue to build a two-story education wing and enlarged the wing to three stories in 1968. The church also demolished the Fenn House at 130 N. Duluth Avenue in the 1960s for a parking lot and, in 1982, demolished 502 W. 9th Street for more parking. In about 2011 another large addition was built in the ell between the historic portion and the 1960s addition, fronting on N. Spring Avenue.

In 1924, the Swedish Evangelical Lutheran Church built its second church, a brick Gothic building at N. Prairie Avenue and W. 7th Street to replace an 1886 wood-frame building at N. Spring Avenue and W. 6th Street. In about 1921, the church renamed itself Augustana Lutheran Church in response to assimilation pressures of the late-1910s, and the English language replaced Swedish in worship services.

The most prominent religious and educational institution, as well as architectural work, in the neighborhood is Saint Joseph Cathedral and Cathedral School. In 1879, Bishop Martin Marty established Yankton as the see city (headquarters) for the new Diocese of Dakota, but removed the see to Sioux Falls at the time of statehood in 1889. The predecessors of the current Saint Joseph Cathedral building were the 1879 wood-frame St. Michael’s church that burned in 1881 and the brick St. Michael’s Pro-Cathedral that was built in 1882. In 1915, the brick church was moved to the north end of the lot and construction began on Saint Joseph Cathedral under Bishop O’Gorman’s direction. It was designed by St. Paul architect Emmanuel Masqueray, the local supervisory architect was George P. Harris, and the general contractor was O.H. Olson of Stillwater, MN. Although Masqueray died in 1917, one of his students, Edwin H. Lundie, who had also been working on the project, oversaw the completion of the building. Construction was also impacted by shortages of material and labor during World War I. In December 1918, services began in the new building and its solemn dedication was in May 1919; the final cost came to more than $390,000. The diocese installed a pipe organ in 1935, a marble high altar in 1946, stained glass windows by the T.C. Esser Company of Milwaukee in the nave in

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<th>Name of Property</th>
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<td>County and State</td>
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337 Smith, A Comprehensive History, 259; Olson and Olson, Sioux Falls, 95; Tingley, Mission, 139.
338 Central Baptist Church, In His Hand... By His Hand, 100 Years, 1883-1983 (Centennial Anniversary Committee, 1983), 25, 28.
339 Central Baptist Church, 28, 33.
340 There is an older building extant at the location of the first church, but if the same structure, there appears to have been extensive remodeling. Sanborn Fire Insurance Map Company (1924), 22, and (1924 [amended July 1950]), 22; Sioux Falls Daily Argus (SD), December 24, 1887; Bailey, History of Minnehaha County, 350.
343 Bailey, History of Minnehaha County, 347.
345 Lathrop, “A French Architect,” 52; The American Contractor 37 (April 8, 1916), 72D.
347 Karolevitz, With Faith, 86.
348 Karolevitz, With Faith, 86; Lathrop, “A French Architect,” 52; Sioux Falls Argus-Leader (SD), December 7, 1918.

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1947, and a Sacred Heart Chapel in the sacristy in 2004. It has undergone two periods of major renovations and restoration with consecration ceremonies in 1973 and in 2011. The 2007-2011 interior work was initiated by Bishop Paul J. Swain and overseen by Duncan G. Stroik Architect, LLC of South Bend, Indiana.

In 1905, the Catholic Diocese in Sioux Falls built a new parochial school near St. Michael’s Pro-Cathedral, adding a high school in 1913. In 1926, they commissioned local architect Joseph Schwarz to design a new building for Cathedral High School. A grade school addition called St. Joseph’s Elementary was built in 1960. In 1961, a local firm, Howard Parezo and Associates, finished a new O’Gorman High School in another part of town. The old Cathedral High School now houses offices for the Catholic Diocese of Sioux Falls.

Pettigrew House & Museum

One of the most prominent early Sioux Falls citizens, Senator Richard F. Pettigrew, amassed a large private collection of antiquities and natural history specimens while traveling around the world. In 1923-1925, he built an addition to his home at 131 N. Duluth Avenue as a museum of natural history, the first museum in Sioux Falls. It was organized as a “cabinet of curiosities” with eclectic historical, ethnographic, geological, and biological collections grouped by origin or type with some source labels but very little context or interpretation. Upon his death in 1926, Pettigrew bequeathed the home and its collections to the City of Sioux Falls, which opened the house to the public in 1930. In 1933-1934, the city built an addition, the Hazen Wing, for additional exhibit and storage space using funds from the Works Progress Administration. The curatorial staff from 1936 into the 1950s were Elizabeth V. Aves (and her husband Leonard worked as caretaker) and her assistant, Nina R. Hoffman. In 1973-1974, the Siouxland Heritage Museums, a city/county partnership, was formed to jointly staff and oversee operations of this house and the Old Minnehaha County Courthouse. In 1975-1976, the museum worked with Charles Nelson, of Minneapolis, to plan work to stabilize exterior masonry, repair windows and roof, and work on electrical, plumbing, and fire prevention systems. In 1986-1988, the city finished the planned structural work, as well as the creation of exhibit space and the restoration of period rooms that continue to be used to interpret Pettigrew’s life and the material culture of Sioux Falls in the early twentieth century. People who contributed to the restoration included architects Roger Hartman and

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349 Duratschek, Builders, 383; Martha McDonald, “Creative Restoration,” Traditional Building (December 2012), 28.
350 Duratschek, Builders, 413.
351 McDonald, “Creative Restoration,” 29.
352 Duratschek, Builders, 209; Karolevitz, With Faith, 158.
353 Architect files, SHPO.
357 Argus-Leader (Sioux Falls, SD), September 1, 1937-January 22, 1959.
358 Argus Leader (Sioux Falls, SD), April 1, 1973; “Local Historical Societies,” South Dakota History 3(4) (Fall 1973), 464.
359 Argus Leader (Sioux Falls, SD), c1970s, clipping, and Letter from Charles W. Nelson… 1975, in Sioux Falls Historic District National Register of Historic Places (NRHP) Research Files, SHPO.
HISTORY OF SIOUX FALLS

The land that became Sioux Falls had long been the home of indigenous peoples. After long and, by some accounts, coercive negotiations, the 1858 treaty that was signed in Washington D.C. between the U.S. government and leaders of the Ihanktonwan (Yankton) Dakota people resulted in the creation of a small reservation for the Ihanktonwan along the Missouri River in what became Charles Mix County and the opening of most of the rest of eastern Dakota Territory to the United States for settlement.\(^{361}\) Before the treaty was finalized, the Euro-American history of Sioux Falls began with the arrival of men from the Western Town Company of Dubuque, Iowa and the Dakota Town Company of St. Paul, Minnesota, who claimed a combined 640 acres around the falls of the Big Sioux River in the spring of 1857 under the Preemption Act of 1841.\(^{362}\) A small village was established and the first newspaper, *The Democrat*, was published in the late 1850s to advertise Sioux Falls to potential investors and settlers back east—which “demonstrates one thing, if nothing more, that the persons who first took possession of the land about the falls of the Big Sioux, had unbounded faith in the rapid settlement and growth of the surrounding country.”\(^{363}\) After Minnesota became a state and the Treaty of Washington was signed in 1858, residents of Sioux Falls and other early settlements quickly organized appeals to Congress for territorial status. During the U.S.-Dakota War of 1862, settlers at Sioux Falls, distressed at the local killing of Joseph Amidon and his son and the ongoing reports of conflict in Minnesota, abandoned the settlement and went to the territorial capital in Yankton where a stockade had been erected.\(^{364}\) After the war, the U.S. established Fort Dakota in 1865 in Sioux Falls, providing a sense of security for returning settlers. They soon began petitioning the government to decommission the fort and open the surrounding military reservation to settlement, which it did in June 1869.\(^{365}\) Real estate and land speculation—“the mania of nineteenth-century America”—was the first industry and source of wealth in Sioux Falls.\(^{366}\) Local papers were full of notices of real estate transactions, new and planned building projects, and advertisements for real estate agents, land attorneys, materials, and builders.\(^{367}\) In the spring of 1871, the first commercial buildings built along Phillips Avenue included an office built by speculator and booster Richard F. Pettigrew, two hotels: W.H.H. Corson’s Cataract House and Joe Dupries’ Central House, and a store built by William Van Eps.\(^{368}\) Substantial residential buildings were also being constructed by the early 1870s. There were several steps that likely prompted development in that decade, including efforts to attract a railroad line, the arrival of the land office in 1873, and Sioux Falls becoming a self-governing village in

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\(^{360}\) *Argus Leader* (Sioux Falls, SD), c1980s, Renovation on Sioux Falls Landmark and Museum” and “Past Perfected,” clippings in Sioux Falls Historic District National Register of Historic Places (NRHP) Research Files, SHPO; Siouxland Heritage Museums, *Community Report* 6(2) (April-May 1988), 2.

\(^{361}\) Patrick Coleman, “A Rare Find: The Treaty of Washington 1858,” *Minnesota History* 59(5) (Spring 2005), 197-199.


\(^{363}\) Bailey, *History of Minnehaha County*, 16-17, 359.


\(^{365}\) Olson and Olson, *Sioux Falls*, 11.

\(^{366}\) Ibid., 9.

\(^{367}\) *Sioux Falls Daily Argus* (SD), February 11 – April 2, 1887.

\(^{368}\) Bailey, *History of Minnehaha County*, 33; Olson and Olson, *Sioux Falls*, 13.
1876. Yet, severe grasshopper plagues and economic depression also proved obstacles to the town’s growth, and its population remained relatively static until 1878.\(^{369}\)

> The young men of Sioux Falls, keen, capable, had visions of railways, factories for making woolens, starch, wagons, of flour mills, of packing-houses, of city divisions and sub-divisions, of street railways, of quick returns on investments. They had visions, too, of colleges and churches, libraries, politics. They would be rich, be men of power….The spirit of change, of expansion enveloped the whole area. Not many made fortunes but many a man saw himself the potential possessor of great wealth.

- Gertrude S. Young, historian\(^{370}\)

Historians periodize the years from 1878 to 1893 as a boom period for Dakota Territory when population growth was supported by good wheat markets, expanded railroad construction, and land being opened to settlement.\(^{371}\) In the summer of 1878, the first train arrived in Sioux Falls on the new line of the St. Paul and Sioux City Railroad Company.\(^{372}\) Within ten years, five additional rail connections to eastern markets were in place.\(^{373}\) In Sioux Falls, the population grew from 593 in 1873, to 2,164 in 1880, and to 10,177 in 1890. The boom ended with the economic depression in 1893; the population then fell to 8,991 in 1895, recovering to 10,266 in 1900.\(^{374}\) By 1900, Sioux Falls was the largest city in South Dakota and has since remained so. During the first boom period, Sioux Falls became “the regional transportation and distributing center” for the homesteaders and town-builders of Dakota Territory.\(^{375}\) Boosters and town-builders worked to attract industry, state institutions, and campuses for higher education, and to advertise the town in eastern states and abroad. Technological improvements, like a telegraph line in 1876 and a telephone company in 1882, were sought after because they conveyed optimism for the town’s prospects.\(^{376}\) The development of small industry early in Sioux Falls’ history supported its role as a regional trade center. An important early industry was stone quarries. The first of those was the Monarch quarry opened by Colonel J.H. Drake of St. Paul on the east side of Sioux Falls in 1883, which expanded with a polishing works in 1884.\(^{377}\) By 1887, East Sioux Falls quarries were a major economic force supplying paving and building materials for Sioux Falls, neighboring towns, and other regional cities like Omaha and Chicago.\(^{378}\) Other industries established early on included mills, a polishing works, stockyards, meat packing houses, a brewery, cigar manufacturing, and a variety of wholesale trade.\(^{379}\) Building trades and real estate continued to be profitable, and in 1886, building investments reached $465,980, of which $130,325 was for residential property.\(^{380}\)

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\(^{370}\) Gertrude Stickney Young, “A Study in History for the ‘I Personally Award,’” c.1948, Brookings, SD. Mss. #MA8-8_001, Gertrude Stickney Young Papers, South Dakota State University Archives and Special Collections, H.M. Briggs Library.


\(^{372}\) Olson and Olson, *Sioux Falls*, 24.

\(^{373}\) Ibid., 25.

\(^{374}\) Bragstad, *Sioux Falls in Retrospect*, 1; Bailey, *History of Minnehaha County*, 144.

\(^{375}\) *Sioux Falls Daily Argus* (SD), July 24, 1886; Olson and Olson, *Sioux Falls*, 24.

\(^{376}\) Bailey, *History of Minnehaha County*, 315, 394.


\(^{378}\) *Sioux Falls Daily Argus* (SD), March 9, 1887; Bragstad, *Sioux Falls in Retrospect*, 123; Olson and Olson, *Sioux Falls*, 27.

\(^{379}\) Bailey, *History of Minnehaha County*, 381-397.

\(^{380}\) *Sioux Falls Daily Argus* (SD), December 24, 1887.
In 1883, Sioux Falls requested and was granted a City Charter from the Territorial Legislature. Infrastructure of water, sewer, and power were a necessity, and most were contracted to private companies. In 1884, the city contracted with W.S. Kuhn and his South Dakota Water Company, based in Pittsburgh, Pennsylvania, to build water works that originally pulled from the Big Sioux River, then from a well north of town in 1890. In 1885-1886, Sioux Falls erected street lights—some of which were gas, supplied by the Sioux Falls Gas Works, and some of which were electric, supplied by the Cascade Milling Company. From 1887 to 1891, R.F. Pettigrew’s horse-drawn street railroad built eight miles of track connecting the downtown with expanding residential areas, particularly those areas that Pettigrew himself had platted.

As the country recovered from the 1893 depression, Sioux Falls’ rail connections supported large wholesaling businesses that served the regional distribution network, as well as operated as a shipping center for agricultural and livestock products going to eastern markets. Wholesaling, shipping, and real estate were major economic generators for early Sioux Falls, but another prominent enterprise was the divorce trade. The divorce trade was comprised of the businesses that provided services and amenities for people seeking a divorce with the benefits of South Dakota’s short six-month residency requirement and closed courts. It was even said to have been the second-most profitable industry in the state at the time, behind mining. Depending on their means, potential divorcees stayed in boarding houses or hotels, rented houses, or built new houses. The divorce industry provided work for sixty attorneys in a town of about 15,000 people receiving about $50,000 annually in income at $100 to $500 per case, as well as a “divorce colony” full of customers for boarding, retail, entertainment, medical, and service industries, which strived to meet the East Coast standards of their patrons. Reportedly, the largest fee paid to a Sioux Falls attorney for a divorce case was $10,000, paid to attorney Charles O. Bailey, a resident of the Cathedral Historic District. The Sioux Falls’ divorce industry declined by 1908, following changes in state law and a national recession.

In the first two decades of the twentieth century, the state experienced a second boom period supported by general economic health, continued immigration, established bi-coastal rail networks, and civic maturation in terms of government organization, schools, churches, parks, transportation, and infrastructure. During that period, Sioux Falls’ city leaders invested in expanded, updated, and city-owned infrastructure. In 1908, “the demands of a growing urban culture” led the city to shift from having aldermen to a commission form of government. The city let go of its contracts with Cascade Milling Company and Sioux Falls Gas Works in 1901 and 1906, respectively, and, in 1907, it finished the publicly-owned Sioux Falls Light and Power Company hydro plant north of the falls and set up a municipal water company at the northern well. A resident of 221 N. Spring Avenue in the Cathedral

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381 Bragstad, *Sioux Falls in Retrospect*, 12.
383 *Sioux Falls Daily Argus* (SD), July 6, 1886 – August 4, 1886; Bailey, *History of Minnehaha County*, 392-393; Olson and Olson, *Sioux Falls*, 25, 77.
384 *Sioux Falls Daily Argus* (SD), March 7, 1887 and March 19, 1887; Bailey, *History of Minnehaha County*, 378; Olson and Olson, *Sioux Falls*, 25.
385 Olson and Olson, *Sioux Falls*, 73.
389 *The Citizen-Republican* (Scotland SD), April 16, 1908.
390 Ibid.
Historic District, F.J. Connor was hired to be the first superintendent of the city’s waterworks. After 1909, the new John Morrell packing plant became a significant factor in Sioux Falls’ economy, and the resulting increases in the local labor force led to both new residential construction and the division of older houses into multiple units. In 1927, the city organized a zoning ordinance No. 1010 and commission under new state enabling legislation and they completed the first maps of city structures and their uses in 1928. The first comprehensive city plan was later completed in 1950.

Transportation changed with national trends. The first automobile was brought to Sioux Falls by Harry C. Fenn in 1899, and the increasing numbers of them required the city to pass ordinances in 1903 and 1909 to control their use. In 1914, car drivers successfully petitioned the city to start replacing the typical rough quartzite paving stones with concrete and asphalt, and street pavement was gradually extended into residential areas, including the Cathedral District, up through the 1930s. In 1907, Frank M. Mills established the Sioux Falls Traction Company to provide electric-powered trolley service. It had sixteen miles of track by 1916, but the company fell apart in 1929 after Mills’ death and the establishment of a city bus system. By the 1920s, the use of trucks for commerce had superseded shipping by rail. Boosters set on bringing major highways to town, including U.S. Highway 16 that connected the state from Sioux Falls to Rapid City near the western border. U.S. Highway 16 intersected with S.D. Highway 77 (a major north-south route) just west of downtown Sioux Falls.

In the 1920s, agricultural regions in the United States faced a depression after the high-price markets of World War I crashed. In 1921, the first South Dakota bank closed, and, by January 1925, 175 banks had closed in the state. Despite the agricultural depression, Sioux Falls’ building industry continued to do well until the 1929 stock market crash. It reached a low in 1934, with only fifty new homes built that year. The city’s population was essentially stagnant from 1930 to 1935, but there were scattered improvement projects and the construction industry picked up again later in the decade. According to a 1938 study of the city’s status, most homes had electric lights, eighty percent used gas stoves, and twenty-five percent had electric-powered refrigerators. Reflecting the economic growth that the Second World War prompted in the country as a whole, the establishment of the Army Air Forces Training Command’s Radio Technical School in Sioux Falls in 1942 meant that workers were hired or brought in to construct and staff the school, in addition to those who came through as students. A number of those associated with the school stayed in or returned to Sioux Falls after the war. The city’s population growth continued into the post-war period, putting considerable strains on both the school system and housing stock because of the increased population and the easing of war-time limits on civilian construction.
division of larger houses into apartments and the construction of new multi-unit apartment buildings became common in older residential areas in the postwar era.

**ARCHITECTURAL TYPES**

**Victorian-Era Vernacular**

Vernacular builders of all periods “draw upon their understanding of building science to create buildings that are functional, affordable, and conform to the stylistic norms of their time and place.” Vernacular houses of the Victorian era were simple forms, easier for builders to replicate and adapt to the owner’s circumstances without the expense of an architect’s design. Early “popular” vernacular was the result of collaboration of owner and professional builders using their experience and popular fashions to design each house, while “folk” vernacular houses were often owner-built and based on regional traditions in areas without an established or an affordable construction trade. Individualization and popular styles of ornamentation like spindlework or bargeboard could be added in the details.

There are many common house forms that proliferated in the nineteenth and early twentieth centuries that were variations on the central passage, the cross-wing, or the central-block-with-projecting-bays (also referred to as hipped with lower cross gables) architectural types. The folk central-passage type derived from classical Georgian design principles and featured a plan with a central hall and flanking rooms (single-pile versions are typically classified as I-houses). Common variations used only one- or two-thirds of the plan, depending on the size of the lot or the wealth of the owner. The popular cross-wing house type used a roof form with intersecting gable wings and was disseminated through pattern books like those of Andrew Jackson Downing, gaining widespread popularity around 1875. The third common house type of the Victorian era used a side-passage floor plan and the addition of irregularly-placed extended bays on houses with a central core to provide larger houses with the desired asymmetry for many popular styles, especially Queen Anne. Examples of Victorian Vernacular house forms in the Cathedral Historic District include 435 N. Spring Avenue, 320 N. Duluth Avenue, 129 S. Summit Avenue, 125 N. Prairie Avenue, 211 N. Prairie Avenue, and 716 W. 7th Street.

**American Foursquare**

The American Foursquare architectural type was popular in the late 1890s to the 1920s. Foursquare houses typically had two-and-a-half stories, a raised basement, a wide one-story porch, a central front dormer, wide eaves, and a low-pitched hipped roof. Most were affordable wood frame buildings, but there were brick, concrete block, and even stone examples. In practical terms, foursquare forms were easy to build and could be completed economically, but they were also part of an aesthetic reaction to

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411 Ibid., 421.
412 Ibid., 426-428.
413 Ibid., 433-435.
Victorian eclecticism.\textsuperscript{415} Whereas picturesque Victorian designs featured contrasting textures and complex, even off-balance, compositions, subsequent trends emphasized symmetry and geometric form. For expanding urban residential areas and in the rural landscapes of the American West, it was a straightforward form that economized the use of space in a rectangular shape and could be adorned with popular Colonial Revival, Prairie, Craftsman, Mission, or other stylistic details. Owners often blended details from different styles according to their taste. It was a popular house form that was widely disseminated through catalogs and plan books like those of Sears and Roebuck, Aladdin, Gordon Van Tine (who also supplied Montgomery Wards), and others. At the time, there was also a one-story “Workingman’s foursquare” version of the type that had a pyramidal roof and a full basement, but the most popular form for one-story houses was that of the bungalow. A few examples of the many foursquare houses in the Cathedral Historic District include: 124 S. Duluth Avenue, 214 N. Duluth Avenue, 409 N. Summit Avenue, and several on the 300-block of N. Prairie Avenue.

\textbf{Bungalow}

Bungalows of the 1880s-1930s were another economical form that could be adorned with various stylistic details. They were primarily one-story tall with a full or half-width deep porch. Their front or side gable roofs were typically low-pitched. If builders added a second story, they placed it behind large dormers or long roof slopes so that a one- or one-and-a-half story composition faced the street.\textsuperscript{416} The moniker “bungalow” held connotations of informality, humility, and coziness. First popular in California, the bungalow form supported the goals of early Craftsman architecture through its ability to blend indoor and outdoor spaces, emphasize wood and traditional materials, and offer an alternative to the purported elitism of East Coast Classical and High Victorian architecture.\textsuperscript{417} Over time, the bungalow as a popular house type spread into non-coastal and less temperate areas, and its extensive porches became smaller and sometimes were enclosed as-built. In urban areas like Chicago, bungalows were used to meet high housing demands and designed long to fit into narrow city lots.\textsuperscript{418} In order to further economize space, designers often combined rooms like the dining and living rooms into open floor plans.\textsuperscript{419} In an age of a growing middle-class, fewer servants, and concerns about hygiene, publicity for bungalows claimed they were easier to clean and maintain because they were a smaller and less ornate house form.\textsuperscript{420} The bungalow, like the American Foursquare, was a popular type for catalog and kit houses.\textsuperscript{421} Examples of bungalow house forms in the Cathedral Historic District include 132 N. Prairie Avenue, 321 N. Prairie Avenue, and 614 W. 9th Street.

\textbf{Multi-family: Duplex and Apartments}

Multi-family residential buildings were commonly used in South Dakota in times of high housing demands. They were typically simple and economical forms, built for expediency, although some used historical references in their detailing.\textsuperscript{422} In the Cathedral Historic District, multi-family units built in the 1910s and 20s were duplexes with layouts created by mirroring a prevailing architectural type,

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\textsuperscript{415} Hanchett, “The Four Square House Type,” 51.  
\textsuperscript{416} Erpestad and Wood, Building South Dakota, 40.  
\textsuperscript{417} Clay Lancaster, “The American Bungalow,” in Upton and Vlach, eds., Common Places, 89.  
\textsuperscript{418} Daniel Bluestone, Chicago Bungalows, Illinois. Multiple Property Submission, National Register of Historic Places (January 2004), Section E, pg. 3.  
\textsuperscript{419} Bluestone, Chicago Bungalows, Section E, pgs. 9-10; Lancaster, “The American Bungalow,” 83.  
\textsuperscript{421} Lancaster, “The American Bungalow,” 98.  
\textsuperscript{422} Erpestad and Wood, Building South Dakota, 57.  
\end{flushright}
particularly the American Foursquare. Examples in the Cathedral Historic District include 223-225 N. Spring Avenue, 321-323 N. Spring Avenue, 114-116 N. Summit Avenue, and 429-431 N. Summit Avenue. Other duplexes and apartments in the district date to the 1930s-1970s.

Secondary Buildings

Many of the houses in the Cathedral Historic District have garages as secondary buildings that are historically significant for their construction and their ability to show patterns in transportation in residential areas. They could be simple owner-built structures, mail-order kits, or designed by a contractor or architect.\(^423\) The earliest secondary buildings for sheltering a means of transportation were carriage houses. Extant examples of carriage houses in the Cathedral Historic District include 103 S. Duluth Avenue and 312 N. Prairie Avenue. In the 1910s and 1920s, ownership of and services for automobiles grew exponentially in Sioux Falls, occasioning the evolution of garages as secondary buildings on residential lots.\(^424\) Occasionally, carriage houses were modified for vehicles by reinforcing floors or widening doors. In the early days, people were afraid that cars and their supplies of oil and gasoline might cause fires, so many garages were either cheaply constructed far from the main residence, constructed into the hill of a steep lot, or constructed of more fire-resistant masonry materials with vents in the roof or gables. Before auto service businesses became more common in the 1920s, many garage floor plans included space for equipment storage or for maintenance work. Fuel was sometimes stored in tanks buried just outside the garage. Though hinged double doors from carriage houses were held-over and used on early garages, the overhead door was introduced in the 1930s. Over time, lower and longer vehicle styles influenced the dimensions of the garage and its door. Attached garages (through breezeways, additions, or in basements) began to be used for the practical reasons of access and keeping the car warmer in the winter, but they also economized space and made houses seem larger. Attached garages were often designed to blend with the architectural style of the house.\(^425\) Garages with multiple bays were built for wealthier families or for multi-family housing. Driveways could be a variety of materials including gravel, concrete, or asphalt and approach from the street or alley.

In the Cathedral Historic District, there is no uniform location or design of garages, which is typical of older pre-World War II neighborhoods. The most common form is a small frame building located along and facing the alley. A number of others in the district are frame buildings that are located closer to the house and face the street. Those houses that are multi-family residences often have a multi-bay garage or a small parking lot. A few houses have garages located in the basement of the house or in the hill of a steep lot. In rare cases, a homeowner built a larger structure at the rear of the lot for use as a guest house or rental property, such as 121 ½ N. Summit Avenue.

ARCHITECTURAL STYLES

Victorian Picturesque Eclecticism

In the mid-nineteenth-century, architects embraced eclectic compositions that made use of new technologies like balloon frame construction.\(^426\) An influential architect of the period, Andrew Jackson


\(^{424}\) Olson and Olson, *Sioux Falls*, 113.

\(^{425}\) Goat, “Housing the Horseless Carriage,” 63-71.

Downing, believed that “a blind partiality for any one style in building is detrimental to the progress of improvement” and that the aesthetics of residences should reflect their domestic function.\(^{427}\) Eclectic styles used non-standard plans, asymmetrical yet balanced facades, larger massing on second stories, multiple materials and textures on wall surfaces, and features like porches and towers “to take advantage of uplifting views and healthful fresh air.”\(^{428}\) Honesty of materials, particularly wood, became important for the picturesque “aesthetic point of view celebrating the variety, texture, and irregularity inherent in nature.”\(^{429}\)

From the 1850s-1880s, plan books by Downing and others not only made architectural design available to homeowners without access to an architect, but also wove in theories of design, etiquette, social acceptability, morality, and national virtue.\(^{430}\) Other commentary, disseminated through sources like newspapers and farm journals, supported the idea that domestic design of houses, outbuildings, gardens, and décor was essential to civilized life.\(^{431}\) Along with other Romantic artistic and literary endeavors, architecture became a part of a larger social reform movement and changing attitudes toward nature, religion, technology, health, and the family.\(^{432}\) Picturesque styles used porches, large rooms on the main floor, towers, and large window arrangements because increased space and light (as contrasted with earlier classical designs) were touted as necessary for a healthy and moral domestic life.\(^{433}\) The design for the Hosmer H. Keith House at 415-417 N. Duluth was praised at the time of construction for the amount of light in the rooms.\(^{434}\) Space was also arranged to reflect ideas about privacy; there was clear spatial separation between public rooms, the private family rooms, and the even more hidden kitchen, laundry, and servant’s quarters.\(^{435}\) In later periods, when housing demands were high, the size and complexity of these houses lent themselves to additions, multiple entrances, and subdivision for multi-unit housing.

Antiquarian Victorian styles sought inspiration from traditions of the medieval period in Europe, the Italian countryside, and English cottages.\(^{436}\) They were intended to be an alternative to “old money” classical architecture that instead valued progress and aspiration.\(^{437}\) The incorporation of expensive materials, ornate craftsmanship, large edifices, or complex designs were used as ways to display wealth

\(^{433}\) Carter, “Traditional Design,” 43.
\(^{434}\) Sioux Falls Daily Argus (SD), December 24, 1886 and January 24, 1887.
and status. As the style spread, manufacturers began selling mass-produced woodwork that made the eclectic aesthetic affordable for those without access to expert craftsmen.

In the midst of an industrializing and increasingly mobile society, picturesque homes sought to re-create a stable rural and suburban life. They were designs especially suited to hillside areas, like the Cathedral Historic District, that were dedicated to residential life and outside the city core. For new settlers in western towns, hillside Victorian mansions represented domestic stability, the civilization of the wilderness, and the creation of social order. As the town grew, local newspapers in Sioux Falls published a lot of material on architecture, design, plans, and trends. Landmark buildings from around the country were featured, and local building reports were published regularly. House plans with written and illustrated descriptions of layout and room functions were occasionally printed; one in 1887 encouraged builders to design for good housekeeping by doing things like avoiding dark rooms or passageways and limiting the amount of trim molding that could catch dust. Another commentary on contemporary architecture posted in the Sioux Falls newspaper exemplified the ethos of the late Victorian period with illustrations of Romanesque designs for urban residences in the Northeast that praised softened corners, picturesque variety in façade composition and materials, and the incorporation of more windows for light.

**Italianate**

In the early picturesque period, the Italianate style drew from historical precedents of rambling farmhouses in the Italian countryside. Examples in South Dakota date primarily to the 1870s, the period of residential construction during which owners were increasingly financially stable and could first afford a home designed in a particular architectural style. This style similarly emphasized verticality, using lower-pitched hipped roofs, but elaborate cornices of paired brackets and carved woodwork, wide eaves, narrow windows with molded hoods, towers or cupolas, two-story canted bays, and varied-width porches with carved balusters and bracketing. Larger compositions and more ornamentation were used as a show of wealth and leisure. Examples in the Cathedral Historic District include 201-203 N. Spring Avenue, 309 N. Duluth Avenue, and 623 W. 8th Street.

**Queen Anne**

The 1873 financial panic caused a pause in construction activity, and when it resumed the most popular variations of the picturesque were collectively termed “Queen Anne.” Mark Girouard, quoting Matthew Arnold’s 1869 *Culture and Anarchy*, defined the shift in the late Victorian period as a search after “sweetness and light,” beauty and enlightenment, art and progress. Queen Anne architecture and design embraced ornate adornment. The combination of elements from various style traditions was popular because it was easily tailored to personal taste and local trends—the “ambiguity of the name and
the multiplicity of sources meant that Queen Anne could become all things to all people.\textsuperscript{449} The same ambiguity drew criticism that the style was “a bastard,” “a contortion,” and “dangerous.”\textsuperscript{450} Although architects often designed unique Queen Anne residences for wealthy homeowners, local builders could also produce the style from pattern books and even mail-order kits.\textsuperscript{451} Queen Anne homes in America were often a “central block” architectural type that had a core rectangular massing with a hipped roof, although some used more basic front- or cross-gable roof forms.\textsuperscript{452} Architects or local builders then elaborated the building core with different combinations of large and small dormers, corner towers, large picture or bay windows, and porches.

Although the epitome of eclecticism, architectural historians have classed Queen Anne houses into four identifiable subtypes based on trends in choice of building materials and ornamental features that may have been custom work or available to order from building supply companies.\textsuperscript{453} The Free Classic subtype used classical orders, cameo or Palladian windows, pediment gables, and swag and garland ornamentation. The Spindlework subtype used ornately carved and spun woodwork for balustrades, supports, and friezes on the porch, wood board and shingle siding, and incised scrollwork in gable ends. Half-Timbered Queen Anne homes used ornate masonry chimneys, half-timbering woodwork on wall surfaces or gable end, and solid woodwork brackets and supports on porches. And the Patterned Masonry subtype (often adopting the aesthetics of Richardsonian Romanesque architecture) combined stone or brick masonry in varied colors and bond patterns, rough-faced masonry, shaped gable ends, patterned chimneys, and round-arch recessed openings. Romanesque aesthetics were considered a less ostentatious option than Spindlework or Free Classic ornamentation, an option that was “more suited to the austere republican spirit of America.”\textsuperscript{454} A few examples of the many Queen Anne houses in the Cathedral Historic District include 123 S. Duluth Avenue, 103 S. Duluth Avenue, 117 N. Duluth Avenue, 131 N. Duluth Avenue, 209 N. Duluth Avenue, 350 N. Duluth Avenue, 103 S. Summit Avenue, 123 S. Prairie Avenue, 103 S. Prairie Avenue, and 125 N. Prairie Avenue.

\textit{Classical Traditionalism}

\textbf{Colonial Revival}

Although Queen Anne was a highly popular style of the late nineteenth-century, 1876 was the American centennial and colonial references were also very fashionable.\textsuperscript{455} The trend of Romanticism that had popularized the pasts of England and Italy, did the same for early American history.\textsuperscript{456} The architectural firm of McKim, Mead, and White were leaders in the revival, and even organized antiquarian tours of northeastern towns in 1877.\textsuperscript{457} Many homeowners sought to build “colonial houses expressive of ‘the solid energy, determination, and great-heartedness of the founders of the new empire in the wilderness’” while having a modern layout.\textsuperscript{458} Like the Victorian picturesque, Colonial Revival was a reaction to

\textsuperscript{450} Girouard, \textit{Sweetness and Light}, 1.
\textsuperscript{451} Thornton, \textit{The Houses that Sears Built}, 104.
\textsuperscript{452} Carter, “Traditional Design,” 433.
\textsuperscript{453} McAlester, \textit{A Field Guide to American Houses}, 265.
\textsuperscript{455} Smeins, \textit{Building an American Identity}, 236; Carley, \textit{The Visual Dictionary}, 188; Maynard, “Best, Lowliest Style!,” 338.
\textsuperscript{456} Maynard, “Best, Lowliest Style!,” 351-352.
\textsuperscript{457} Carley, \textit{The Visual Dictionary}, 188; Maynard, “Best, Lowliest Style!,” 342.
\textsuperscript{458} Smeins, \textit{Building an American Identity}, 226.
industrialization and perceived urban immorality, which instead valorized rural living. However, Colonial Revival homes dispensed with the picturesque asymmetry of the Queen Anne styles. Common elements included overall symmetry and order, a prominent front entrance, Palladian and fanlight windows, diamond-pane windows, shutters, gambrel roofs, pedimented porticos, Doric or Ionic columns, some classical detailing like swags and urns, and white trim on fascia and corner boards. Subtypes of Georgian revivals use central-passage layouts, and Dutch Colonial Revivals used gambrel roof framing. Colonial aesthetics saw revivals later in the postwar 1950s and late 1970s (the time of the national bicentennial) as well. A few examples of the many Colonial Revival houses in the Cathedral Historic District include 202 N. Duluth Avenue, 227 N. Duluth Avenue, 308 N. Duluth Avenue, 107 N. Summit Avenue, 215 N. Summit Avenue, 219 N. Summit Avenue, 232 N. Summit Avenue, 121 S. Prairie Avenue, 201 N. Prairie Avenue, 618 W. 9th Street, and 631 W. 9th Street.

Greek Revival, Neoclassical, and Beaux Arts

Classical Revivals used the Doric, Ionic, and Corinthian orders, symmetrical and regular patterns of fenestration and ornament, flat roofs, pediments, dentils and modillions, and classical entablature over porticos and in door and window surrounds. Neoclassical versions took greater liberty with arrangements of porticos and fenestration than did Greek Revival compositions. Elaborate Beaux Arts incarnations used arcaded porticos, Corinthian capitals, and exaggerated ornamentation including large or numerous swags, garlands, and cartouches. The Ecole des Beaux Arts used formal historicist traditions of the Renaissance, was the inspiration for the City Beautiful of Chicago’s 1893 Columbian Exposition, and had a large influence over the structure of architectural education through its master-led ateliers. Although most commonly used in American architecture for civic buildings, the monumentality of classicism became increasingly fashionable in residential contexts in the 1880s and 1890s. In its reaction to modern industrialism, classical design filled a “craving for grandeur.”

Traditional design reinforced the authority of professional architects, good “taste” and high-culture, general societal order and discipline, and the status of American elites. There are a few yet notable examples of classicism in the Cathedral Historic District, the primary being its namesake, the Cathedral of St. Joseph at 503 N. Duluth Ave, as well as the City Temple church at 127 N. Spring Avenue. But there were also a few cases where Neoclassical combinations of Corinthian columns were used to redesign the facades of the houses at 107 N. Summit Avenue, 101 N. Prairie Avenue, and 301 N. Prairie Avenue.

American Rectilinear

Prairie School

The Prairie School styles of Sullivanesque and Prairie Style were popularized by architects Louis Sullivan and his former student Frank Lloyd Wright. Both were related trends out of Chicago that drew inspiration from nature and had a strong horizontal emphasis evocative of the horizontality of the landscape, but Sullivanesque organic naturalism tended to be more ornamental (and more often used on commercial

460 Carley, The Visual Dictionary, 188.
462 Scully, The Shingle Style, 52, 156.
463 Ibid., 52.
buildings), while Wright’s Prairie Style prioritized the arrangement of spatial elements. The ideal of Prairie School architects was to draw design from the surrounding land instead of directly referencing historical precedents, though English Arts & Crafts trends influenced the attention to craftsmanship and Japanese traditions influenced the attention to spatial relationships. Prairie Style buildings often featured a low building profile, a simple roof form, wide eaves, low chimneys, windows grouped into bands, repetitive motifs in the negative space of wood elements or window muntins, belt courses that wrapped around buildings, and wide porches. Examples in the Cathedral Historic District include: 333 and 335 N. Summit Avenue, 129 and 131 N. Prairie Avenue, 326 N. Prairie Avenue, and 401 N. Duluth Avenue.

Craftsman

Like Prairie Style, the Craftsman architectural style drew from Arts & Crafts and Japanese philosophies about space and materials, but also incorporated historical American elements from colonial Spanish missions, log cabins, and northeastern farm houses. Designers looked for a natural, rustic, and vernacular aesthetic that varied based on personal experience and regional traditions. Materials and workmanship were typically without heavy ornamentation in an effort to focus on honest, quality craftsmanship. High-style Craftsman creations by Charles and Henry Greene in California made the style fashionable, but it became a dominant style by 1905 because it could be easily adapted to a more economical bungalow form. Although the initial theory behind Craftsman architecture valued workmanship and honesty of construction method in reaction to the mass reproduction of the Industrial Revolution, Gustav Stickley, an influential architect of the style, also embraced modern technologies and “the machine as a cost effective way of producing good designs for a wider audience.” His Craftsman magazine, published from 1901 to 1916, helped disseminate the style across the country. Typical characteristics of the Craftsman style include low-pitched roofs with wide and open eaves, exposed rafter tails and/or triangular knee braces under the eaves, the use of shingles or timbering on exterior walls, and deep full- or half-width porches. Examples in the Cathedral Historic District include 114 N. Duluth Avenue, 120 N. Summit Avenue, and 132 N. Prairie Avenue.

Eclectic Revivalism

During the height of revivalism, “never before had so many diverse styles competed for attention at the same time” in an effort to provide traditional alternatives to the “proto-modernism” of Prairie and Craftsman architectural styles. These revivals typically appeared between 1900 and the 1920s. Elaborate versions like the Spanish Mediterranean and Tudor Revival examples in the Cathedral Historic District were rarer than the use of selected details on standard house types like the popular American Foursquare or the later American Small House. Spanish Mediterranean design, like the house at 226 N. Duluth Avenue, commonly featured stucco wall surfaces, low-pitched tile or flat roofs, and open elements

like pergolas or courtyards. Spanish-influenced styles (including Pueblo, Mission, and Moorish Revivals) were most common in California and the Southwest, though they are found occasionally in South Dakota, depending on the personal tastes of the owner. Tudor Revival design like that at 629 W. 9th Street featured asymmetrical massing, decorative half-timbering, dominant front gables, intersecting gables, patterned masonry chimneys, the combination of textured wall surfaces, and casement and diamond-paned windows. Tudor Revival used many elements popular during the Queen Anne period, but featured rectilinear floor plans and simpler roof forms, and porches, if present, were modest.

ARCHITECTS and BUILDERS

Dow, Wallace L. (1844-1911)

Wallace L. Dow was born in New Hampshire in 1844 and worked as an architect in Concord and Newport, N.H. before coming to South Dakota by invitation of Governor Nehemiah Ordway, whom he had known in New Hampshire. In October 1880, he located first briefly in Pierre, then he moved to Yankton from 1880 to 1883 in order to work on the State Hospital buildings. In 1882, he was appointed by the governor to the board of directors for the construction of the State Penitentiary in Sioux Falls. After 1883, he moved his practice to Sioux Falls, where he remained “well connected to the Republican territorial and state governments.” In July 1888, Minnehaha County Commissioners awarded Dow the contract for designing their county courthouse and appointed him superintendent for its construction. He commonly used native Sioux Quartzite stone but also became an early advocate of concrete, which he used in his South Dakota Pavilion at the 1893 Columbian Exposition in Chicago. In 1904, he patented a device for making rough-faced concrete blocks and started the Perfection Block Machine Company. Wallace Dow retired in 1905 and passed away in 1911. He designed several elaborate Patterned Masonry and Spindlework Queen Anne homes in the Cathedral Historic District, including: the McMartin-Pettigrew House at 131 N. Duluth Ave. (1889), the Bailey/Edgerton/Kirby House at 350 N. Duluth Ave. (1889), the Carpenter House at 103 S. Duluth Ave. (1892), the Randolph House at 400 N. Duluth Ave. (1902), the Tuthill House at 423 N. Duluth Ave. (1889), the Avery House at 103 S. Prairie Ave. (1889), the Walts House at 103 S. Summit Ave. (1900), and the Sherman House at 315 N. Summit Ave. (1903).

Hubbard Stone and Construction Company

The Hubbard Stone and Construction Company was a leading quartzite stone contractor in Sioux Falls. Chelsea W. Hubbard was born in Vermont and had worked with Colonel J.H. Drake in Minnesota in the Omaha Railroad’s land company. In 1880, Hubbard came to Sioux Falls to work with Drake in the

475 McAlester, A Field Guide to America's Historic Neighborhoods, 535.
477 Bailey, History of Minnehaha County, 516; Bedeau, “Dow, Wallace,” 77.
479 The “Old Courthouse” is now a museum and city landmark. Bailey, History of Minnehaha County, 57.
480 Richardson, Here Lies Sioux Falls, 173; Bedeau, “Dow, Wallace,” 77.
481 Richardson, Here Lies Sioux Falls, 174; Bedeau, “Dow, Wallace,” 77; Dumke, W.L. Dow, 130.
483 Bailey, History of Minnehaha County, 573.
Queen Bee Mill until its closure in 1883.484 Hubbard and Drake both then moved into the quarry industry, supplying paving and building materials for upper Midwestern cities like Omaha, Kansas City, Chicago, Plattsmouth NE, Fremont NE, and Indianapolis.485 Hubbard was instrumental in the establishment of East Sioux Falls, where many of his workers lived and shopped.486 In 1887, the Sioux Falls Granite Company was incorporated with Hubbard as Secretary and general manager and J.E. Riley of Omaha as President and Treasurer, with quarries in East Sioux Falls and offices in Omaha and Chicago.487 He was then the leading stone contractor in Minnehaha County.488 Hubbard sold paving blocks, curbing, foundation and footing stone, ashlar and cut stone, polished columns and tile, monuments, and gravestones.489 The company contributed to large buildings and public works, including: a supply of 450 cars of stone to pave Phillips Avenue in 1888, material for the Episcopal church’s All Saints School, waterworks for Sioux Falls and Dell Rapids in 1894, and the federal courthouse and post office in Sioux Falls in 1892.490 It also built prominent stone homes including the John W. Tuthill House (1889), the Henry M. Avery House (1889), and the McMartin-Pettigrew House (1889) in the Cathedral Historic District.491 The company was in rough financial shape in 1890 and was sold in foreclosure in 1895—reportedly the “largest foreclosure which has ever been held in the county and possibly in the state.”492 Hubbard disappeared from Sioux Falls in March 1897 amid some mystery and controversy, and he died in Omaha in 1900.493

Masqueray, Emmanuel L. (1861-1917)

Emmanuel Louis Masqueray was from Normandy, France, studied at the Ecole des Beaux Arts, and immigrated to the United States in 1887. He made significant contributions to American architecture both through his own design and his teaching, and his work combined baroque and renaissance influences within the Beaux Arts tradition. In the United States, he first worked for several prominent East Coast firms before setting up his own atelier for teaching French Beaux Arts methods.494 In 1901, he was

484 Ibid., 573.
486 Wayne Fanebust, Where the Big Sioux River Bends: A Newspaper Chronicle (Sioux Falls, SD: Minnehaha County Historical Society, 1985), 270.
487 The Building Budget 5 (September 1889), x; Fanebust, Where the Big Sioux River Bends, 276.
488 Fanebust, Where the Big Sioux River Bends, 275.
489 “Hubbard and Stone Construction Company pamphlet, n.d.” Slide, Center for Western Studies.
492 Stone 11 (October 1895), 484; Fanebust, Where the Big Sioux River Bends, 285-289.
493 Bailey, History of Minnehaha County, 573.
selected to be the chief of design for the 1904 Louisiana Purchase Exposition in St. Louis.\footnote{"Emmanuel Louis Masqueray," 4; \textit{New York Times} (NY), May 27, 1917; Franz K. Winkler, “Architecture of the Louisiana Purchase Exposition,” \textit{Architectural Record} 15(1) (January 1904), 246, 348, 360; Brain, “Discipline & Style,” 808.} In 1905, he came to Minnesota to work on the Cathedral of St. Paul for Archbishop John Ireland, who had attended the St. Louis fair.\footnote{Lathrop, “A French Architect,” 44, 49.} From St. Paul, he designed many buildings for the Catholic Church in Minnesota, Kansas, Iowa, New York, and South Dakota.\footnote{Lathrop, “A French Architect,” abstract; “Emmanuel Louis Masqueray,” 4; \textit{New York Times} (NY), May 27, 1917.} He also worked on several Protestant churches, private residences, parochial schools, and chapels.\footnote{Lathrop, “A French Architect,” 52-55.} Edwin H. Lundie (1886-1972) was a prominent student and apprentice who, with fellow students Frank Abrahamson and Fred Slifer, completed Masqueray’s ten unfinished commissions after his death in 1917.\footnote{Michels, “Edwin Lundie,” 4-6; Lathrop, “A French Architect,” 56.} Lundie’s subsequent firm also completed a residence, sacristy, and crypt for the Cathedral in 1917-1919.\footnote{The \textit{American Contractor} 38 (September 8, 1917), 46, and 40 (March 1, 1919), 82B.}

\textbf{Schwarz, Joseph (1858-1925)}

Joseph Schwarz was born in New York City in 1858 and lived in La Crosse, Wisconsin before coming to Sioux Falls in May 1884 to open an architectural office. He did not have a formal education in architecture but had worked for a carpenter and builder.\footnote{\textit{The American Contractor} 38 (September 8, 1917), 46, and 40 (March 1, 1919), 82B.} Schwarz’s reputation grew after his design for the four-story Jewett Brothers warehouse in Sioux Falls was completed in 1899 in a Richardsonian Romanesque style.\footnote{Michels, “Edwin Lundie,” 4-6; Lathrop, “A French Architect,” 56.} Coming from a German Catholic background, he worked on many commissions for the Catholic Diocese of Sioux Falls. Additionally, he built several commercial buildings, hotels, courthouses, Carnegie libraries, and university buildings in South Dakota, Nebraska, and Iowa. He built on his successes to put together a firm, including hiring his sons first as draftsmen, then as architects. Schwarz and his firm received a larger number of public commissions later in his career (particularly after competitor Wallace Dow retired in 1905). The classicist designs used in his later career may have been influenced in part by collaboration with his sons, Henry J., Edmund A., and Joseph Jr., who had received training in architecture from eastern universities, as well as by changing trends in popular design.\footnote{Erpestad and Wood, \textit{Building South Dakota}, 127.} In 1907, the local paper credited him with being the oldest practicing architect in Sioux Falls.\footnote{U.S. Census Bureau, \textit{Thirteenth Census of the United States}, Ward 7, Sioux Falls, Minnehaha County, South Dakota, E.D. #344 (April 16, 1910), 2B; U.S. Census Bureau, \textit{Fourteenth Census of the United States}, Sioux Falls, Minnehaha County, South Dakota, E.D. #193 (January 9, 1920), 11B; Erpestad and Wood, \textit{Building South Dakota}, 127.} By the time of his death in 1925, his obituary stated that “his reputation...extended all over this section of the northwest and he was one of the best known and respected citizens of Sioux Falls for a long period of years.”\footnote{\textit{Argus Leader} (Sioux Falls SD), November 25, 1907.} His son Joseph Jr. carried on the firm at least through the mid-1930s. They designed several buildings in the Cathedral Historic District, including: the Kaufmann House (632-634 W. 7th) in 1888, the Loonan House (101 N. Prairie) in 1908, the First Baptist/Faith Family Church (127 N. Spring) in 1906-1910, the museum addition to the McMartin-Pettigrew House (131 N. Duluth) in 1923, and the Cathedral School (523 N. Duluth) in 1926.

\footnote{\textit{Daily Argus Leader} (Sioux Falls SD), December 28, 1925.}
CRITERION B

The following persons have made particularly significant contributions to Sioux Falls history and support the eligibility of the district under Criterion B. Brief biographies and notes on their significance follow.

Avery, Henry Martindale and Lucina A.
Bailey, Charles Olin
Dunning, Lyman Taylor
Edgerton, Alonzo Jay
Edmison, Percival Hall and Lillian Mae
Fantle, Charles
Fantle, Sam
Jewett, Charles Alfred
Keith, Hosmer H.
Kirby, Joseph H.
McCrossan, Bernard Carland and Melinda Bell
Pettigrew, Richard Franklin
O’Gorman, Right Reverend Thomas
Ross, Charles Hembrey
Tuthill, John Willard
Walts, Cyrus and Mary A.
Wilkes, William Augustus and Reverend Eliza Tupper

Avery, Henry M. and Lucina A.

Henry Martindale Avery (1849-1924) was born in Vermont, and lived in Wisconsin and Minnesota before coming to Sioux Falls in 1881.506 Avery was an attorney who worked as clerk of courts for Minnehaha County until 1888 and purchased an abstract company from Charles Webber that became the Sioux Falls Abstract and Title Insurance Company in 1892 (and then the Sioux Falls Abstract Company in 1898).507 Avery was the assistant secretary of the 1883 and 1885 constitutional conventions for statehood.508 He was a member and chief of the Sioux Falls Fire Department, secretary to the Union Trust Company (later Union National Bank), president of the State Horticultural Society, founding secretary of the Minnehaha County Agricultural Society, founding secretary of the Sioux Falls Auto Company, helped organize a tri-state horse racing association, served terms as vice-president and president of the Y.M.C.A., and was trustee and clerk for the Mount Pleasant Cemetery Association.509 Lucina Avery (1854-1930) was a stockholder of the Abstract Company and is named with her husband on the Riverside Addition to the City of Sioux Falls in 1887.510 The Averys built the stone house at 103 S. Prairie Avenue.

506 Bailey, History of Minnehaha County, 435.
507 Ibid., 435.
508 Doane Robinson, Dakota Constitutional Convention, held at Sioux Falls, September 1885 (Huron, SD: Huronite Printing Co., 1907), 8; Bailey, History of Minnehaha County, 119, 122; Smith, A Comprehensive History, 363.
509 The Horseless Age 14 (December 18, 1904), 668; The National Nurseryman 10 (March 1902), 28; Black Hills Union (Rapid City, SD), March 27, 1903; Turner County Herald (Hurley, SD), July 24, 1902; Kimball Graphic (SD), December 30, 1904; Bailey, History of Minnehaha County, 370, 380, 411, 416, 435; Smith, A Comprehensive History, 181.
510 Bailey, History of Minnehaha County, 139, 435.
Bailey, Charles O. (1860-1928)

Charles Olin Bailey was a prominent attorney in Sioux Falls. The son of an Illinois chief justice, Bailey studied law at the University of Rochester in New York and practiced in Chicago and Iowa before coming to Sioux Falls in 1887.\(^{511}\) In 1888, he became district attorney for Minnehaha County, but resigned in protest of the county’s refusal to fund the enforcement of prohibition. He was then in private practice and, in 1893, was admitted to practice at the U.S. Supreme Court.\(^{512}\) With firm partner J.H. Voorhees, Bailey represented the Sioux Falls interests of the Chicago, Milwaukee & St. Paul Railway, the South Dakota interests of the Illinois Central Railroad and the mercantile agency of R.G. Dun & Company beginning in 1887; the Western Union Telegraph Company beginning in 1890; as well as the American Surety Company, the American Express Company, Wells Fargo & Company, Mutual Life Insurance Company of New York, the Sioux Falls Brewery, the Sioux Falls Water Company, the Missouri River and Northwestern Railroad (the Crouch Line) in the Black Hills, and many others.\(^{513}\) He had one of the largest private law libraries in the United States, with about 14,000 items.\(^{514}\) Bailey was also the American Bar Association’s vice-president for South Dakota, a charter member of the Minnehaha County and South Dakota Bar Associations, chair of the Minnehaha County Democratic Committee, and a founding incorporator of Woodlawn Cemetery in Sioux Falls.\(^{515}\) Bailey lived at 309 N. Duluth Avenue and his children maintained ownership of the property for a time after their parents’ death.\(^{516}\) Daughter Elida and her husband, John B. Gregg, lived there in the 1930s.\(^{517}\)

Dunning, Lyman T. (1847-1920)

Lyman Taylor Dunning was born in Wisconsin and came to Sioux Falls in 1873. He first worked for Dr. David Henry’s drug store in Sioux Falls and bought the business in 1875.\(^{518}\) The store operated under his management through 1920 with a soda fountain (with home-made ice cream), retail space, and prescription counter; it was demolished in 1946.\(^{519}\) He served as vice-president of the National Association of Retail Druggists, founding treasurer and president of the South Dakota Pharmaceutical Association, vice-president of the American Pharmaceutical Association, and on the advisory board of the American Chemical Products company.\(^{520}\) He was also a charter member of the Sioux Falls Jobbers’ and Manufacturers’ Association in 1893.\(^{521}\) He was a prominent city booster for railroads and schools, as well as for a time after their parents’ death.\(^{516}\) Daughter Elida and her husband, John B. Gregg, lived there in the 1930s.\(^{517}\)

511 Robinson, History of South Dakota, 1820.
512 Robinson, History of South Dakota, 1820; Richardson, Here Lies Sioux Falls, 25.
513 Robinson, History of South Dakota, 1820; George W. Kingsbury and George Martin Smith, History of Dakota Territory, vol. 4 (Chicago: S.J. Clarke Publishing Co., 1915), 217; James Clark Fifield, ed., The American Bar: Contemporary Lawyers of the United States and Canada (Minneapolis: James C. Fifield Co., 1918), 617-618; Dakota Farmers’ Leader (Canton SD), June 23, 1899 and March 15, 1907; Hot Springs Weekly Star (SD), March 17, 1905; Forest City Press (SD), October 3, 1907.
514 Robinson, History of South Dakota, 1820.
515 Robinson, History of South Dakota, 1820-1821; Kingsbury and Smith, History of Dakota Territory, 218; Turner County Herald (Hurley, SD), October 13, 1898; Mitchell Capital (SD), January 5, 1900.
516 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
520 Moulton, “First Drug Store,” 35; The Druggists’ Circular 51 (January 1907), 132 and 64 (December 1920), 474; Western Druggist 14 (June 1892), 203; Dakota Farmers’ Leader (Canton SD), July 17, 1896.
521 Bailey, History of Minnehaha County, 398.
as an investor in the Sioux Falls City Street Railway Company and several city plat additions. Dunning served as trustee in 1880 and the president in 1881 of the city before Sioux Falls adopted the mayor-council system of government. Dunning was married to Henrietta Pettigrew, a sister of Richard F. Pettigrew. Dunning built the home at 209 N. Duluth Avenue and lived there until 1917.

**Edgerton, Alonzo J. (1827-1896)**

Alonzo Jay Edgerton was born in New York and was a prominent legislator in Minnesota before serving in the Minnesota Infantry during the Civil War. Edgerton came to Dakota when appointed Chief Justice of Dakota Territory in 1881. Edgerton was a strong advocate for South Dakota’s statehood, president of the state constitutional conventions in 1885 and 1889, and was appointed U.S. federal district judge upon statehood in 1889. With Governor Arthur Mellette and Senators Pettigrew and Moody, Edgerton was called one of the “big four” in influence over the new state. In his Dakota career, Judge Edgerton tried prominent cases including the 1883 suit against the capital commission for removing the territorial capitol from Yankton to Bismarck and the 1891 murder trial of Plenty Horses (Brule Lakota) who had been charged with killing Army Lieutenant Edward W. Case — a trial prominent for its debate on whether the U.S. and Lakota were at war during the Wounded Knee Massacre. Edgerton was also a charter member of the Dakota Bar Association and was appointed to be the first president of the Board of Regents of the University of South Dakota. He lived in Yankton from 1881 to 1885, Mitchell from 1885 to 1889, and bought the home at 350 N. Duluth Avenue in Sioux Falls in 1891.

**Edmison, P.H. and Lillian M.**

Percival “Percy” Hall Edmison (1844-1924) was born in Ontario and lived in Iowa before coming to Sioux Falls in 1872 and bringing his family there in 1880. He was the manager of the Sioux Falls Warehouse Company, implement dealers. Edmison built the European Hotel in 1882 and several commercial business blocks downtown; the six-story Edmison-Jameson Building (not extant) was the

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525 *Sioux Falls Daily Argus* (SD), December 24, 1887; Brochure, “The Sioux Falls Historic District,” 1976, SHPO.  
526 Bailey, *History of Minnehaha County*, 519; *Beta Theta Pi* 24 (October 1896), 73-74; *Mitchell Capital* (SD), August 14, 1896.  
527 Kingsbury, *History of Dakota Territory*, vol. 2, 1183; *Press and Daily Dakotan* (Yankton SD), December 21, 1881.  
532 *Saint Paul Globe* (MN), August 10, 1896.  
534 *Sioux Falls City Directory* (Sioux Falls, SD: Polk-Avery Directory Co., 1916), 146.
tallest in the state for a number of years.\textsuperscript{535} He also invested in several city plat additions.\textsuperscript{536} Percival’s first wife Margaret died in 1895.\textsuperscript{537} His second wife, Lillian Mae Edmison, nee Thomas, (1869-1955) was born in Iowa and a college graduate.\textsuperscript{538} She was president of the History Club of Sioux Falls from 1914 to 1919, during which time the club transitioned from its early work as a literary society to a service club with nine departments devoted to different activities, and that also “fulfilled its quota of war work.”\textsuperscript{539} In 1921, she chaired the advisory committee that helped organize and fundraise for the first Young Women’s Christian Association in Sioux Falls.\textsuperscript{540} She was also a poet who was a member of the Bardic Round Table (a poetry club) at its founding in 1928, vice-president for the eastern region of the South Dakota State Poetry Society in 1931-1934, contributed poems to their \textit{Pasque Petals} magazine and won its annual prize in 1939.\textsuperscript{541} The Edmisons lived at 201 N. Spring Avenue, Lillian staying on until at least 1948.\textsuperscript{542}

**The Fantle Brothers**

Charles Fantle (1862-1925) and Sam Fantle (1865-1935) were born in Ann Arbor, Michigan and their father was a prominent merchant there with branches in St. Paul, MN and Hudson, WI.\textsuperscript{543} Charles came to Sioux Falls in May 1896 to start the Fantle dry goods department store, and Sam joined him in 1900.\textsuperscript{544} In 1897, Charles built the store’s first building in downtown Sioux Falls, the Cash Dry Goods and Carpet Emporium, which grew to a triple-front, three-story business block by 1915.\textsuperscript{545} In 1915, the Fantle Brothers store offered ladies’ ready-made coats, dressmaking, millinery, fur, and house goods.\textsuperscript{546} After the building burned in 1918, with partner B.I. Danforth, Fantle Bros. finished building a new five-story block in 1920.\textsuperscript{547} The company built anew again in 1938 and tried to transition to the new suburban malls in the 1970s, but folded in the mid-1980s.\textsuperscript{548} Their younger brothers, William and Moses Fantle, also started a dry goods business in Yankton, South Dakota in 1893.\textsuperscript{549} Charles was additionally an investor in the Sioux Falls & Sioux City Electric Railway Company and the Security National Bank, and he was one of the first vice-presidents of Sioux Falls’ Mount Zion Temple, a Jewish congregation.\textsuperscript{550} Charles lived at

\begin{itemize}
\item Bailey, \textit{History of Minnehaha County}, 520; Richardson, \textit{Here Lies Sioux Falls}, 111.
\item Bailey, \textit{History of Minnehaha County}, 137.
\item Swayne, \textit{Twenty-five,}, 200.
\item U.S. Census Bureau, \textit{Sixteenth Census of the United States}, Sioux Falls, Minnehaha County, South Dakota, E.D. #50-25B (April 11, 1940), 12A.
\item Argus Leader (Sioux Falls, SD), September 13, 1940; Robert Kolbe, comp., \textit{Minnehaha County Historical and Biographical Sketches} (Sioux Falls, SD: Minnehaha County Historical Society, 1988), 146.
\item Smith, \textit{A Comprehensive History}, 275.
\item \textit{The Daily Plainman} (Huron, SD), December 4, 1931; Argus Leader (Sioux Falls, SD), September 13, 1940; \textit{Pasque Petals} 8(7) (November 1933), 11, 9(3) (July 1934), 15, MA 72: South Dakota State Poetry Society, H.M. Briggs Library, South Dakota State University, Brookings; Janet Leih, et al., \textit{Sixty Year Comprehensive Index of Pasque Petals, 1926-1986} (South Dakota State Poetry Society, 1987), 67; Kolbe, comp., \textit{Minnehaha County}, 131.
\item Kingsbury [and Smith], \textit{History of Dakota Territory}, vol. 4, 915, and vol. 5, 953; Eric Renshaw, “Looking Back: Fantles Store Took Service Seriously,” Argus Leader (Sioux Falls, SD), December 27, 2014.
\item Kingsbury, \textit{History of Dakota Territory}, vol. 4, 915, and vol. 5, 953.
\item Kingsbury, \textit{History of Dakota Territory}, vol. 4, 915; Renshaw, “Looking Back.”
\item Kingsbury, \textit{History of Dakota Territory}, vol. 4, 916.
\item Renshaw, “Looking Back.”
\item Richardson, \textit{Here Lies Sioux Falls}, 141; Renshaw, “Looking Back.”
\item Kingsbury, \textit{History of Dakota Territory}, vol. 4, 157, and vol. 5. 147.
\item \textit{Engineering World} 4 (November 9, 1906), 691; \textit{Financier} 113 (March 1, 1919), 405; Richardson, \textit{Here Lies Sioux Falls}, 141.
\end{itemize}
several houses in the district and built 631 W. 9th Street in 1902-1903, and Sam built the neighboring house at 629 W. 9th Street in 1912.\

**Jewett, Charles A. (1848-1916)**

Charles Alfred Jewett was born in Ohio and worked in the grocery business a variety of different places before opening the Jewett Brothers grocery house in Aberdeen, South Dakota with his brothers Harvey and R.N. in 1882. In 1888, he moved to Sioux Falls where, in 1889, they bought out an existing company, Ward & Frick, and built it into one of the largest grocery wholesalers in the state. With their warehouses in Aberdeen, Sioux Falls, and Sheldon, Iowa, they did $1.2 million in business in 1897 and $2.25 million in 1902. Jewett also organized the Jewett Fruit & Fish Company in 1901 and the Jewett Drug Company (Aberdeen) in 1903, as well as helping bring the Manchester Biscuit Company to Sioux Falls in 1902. He was one of the first directors of the Sioux Falls Western Railway Company in 1892, a charter member and first president of the Sioux Falls Jobbers’ and Manufacturers’ Association in 1893, active in the Free Silver movement, and, for two years, he was president of *Sioux Falls Weekly Press*. Jewett lived at 319 N. Duluth Avenue until 1914.

**Keith, Hosmer H. (1846-1910)**

Over his career, Hosmer H. Keith was a lawyer, district court judge, city attorney, and, in 1889, territorial legislator and Speaker of the House of Representatives. Keith graduated from law school in 1870 and migrated from New York to Sioux Falls in the spring of 1883. At the time of its organization, Keith served as executive committee chairman of the Minnehaha County Bar Association and as the first Second Vice-President of the South Dakota Bar Association. Keith served a time as president of both the Sioux Falls Board of Trade and the Business Men’s League, and he was on the first board of trustees of the University of Sioux Falls. In 1889, he participated in platting the Eastwood and Lakeview Additions to the city. Keith built and lived in the house at 415 N. Duluth Avenue until his death.

**Kirby, Joseph H. (1863-1926)**

Joseph “Joe” H. Kirby was born in Iowa to Irish immigrants and came to Sioux Falls in 1886, where he passed the bar and worked for the law firm Bailey & Davis until beginning his own practice in 1888; the same year he married Ella McMahan. In 1900, he was a founder of the Western Surety Company, in order to provide a local source for court and other legal bonds. Both moved into the Syndicate

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551 Carpentery work began in March 1902, *Improvement Bulletin* 25 (March 1, 1902), 22.
553 Ibid., 1483.
557 Robinson, *History of South Dakota*, 335; The Citizen-Republican (Scotland SD), July 28, 1910.
Building (not extant) when it was built in 1909. Prominent law clients included the local Catholic bishops and the South Dakota Central Railroad. One of Kirby’s highest-profile cases was at the U.S. Supreme Court in 1918 when, with William C. Rempfer, he defended thirty German-American farmers from Hutchinson County and two other men accused in 1917 of violating the Espionage Act. There was ultimately no verdict because, after the case was heard, federal officials withdrew charges before the Supreme Court could release their decision—potentially because they did not want the dissenting opinion on the defendants’ First Amendment rights to speech and petition to be released and affect future espionage cases. Kirby’s four sons later joined the firm as lawyers (at least for a time), and the practice continued until 1979. The Western Surety Company remains in business under the parent company CNA Financial. Kirby was also a charter member of the Marquette Club in 1890, as well as being involved in several business ventures including a telephone company, banks, and the South Dakota Central Railroad. The Kirby family lived at 350 N. Duluth Avenue from 1897 until 1953.

**McCossan, Bernard C. and Melinda B.**

Bernard Carland McCrossan (1856-1903) was born in Ireland and came first to Pierre where he started a produce business, then to Deadwood and Sundance, W.Y. before locating to Sioux Falls in 1887. B.C. and his wife, Melinda Bell “Linnie” Jones McCrossan (1869-1956) were both incorporators of the B.C. McCrossan Fruit Company in 1898, which had operations across the state. B.C. McCrossan was a charter member of the Marquette Club and the Sioux Falls Jobbers’ and Manufacturers’ Association. After his death in 1903, Linnie retained her interest in the company, which was then managed by her brother, Harry M. Jones, until they sold it in 1908. Linnie was also active in the suffrage movement, including chairing the state expenditure committee for part of the 1910 state amendment campaign. In 1947, Linnie began making arrangements for an institution in memory of her husband that, in June 1955, was dedicated as the McCrossan Boys Ranch, an organization that is still active today. B.C. and Linnie McCrossan lived at 117 N Duluth.

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564 Ibid., 250.
565 Ibid., 448.
568 Kolbe, Minnehaha County, 250.
569 Ibid., 260.
570 Western Electrician 24 (October 14, 1899), 220; The Weekly Underwriter 92 (January 23, 1915), 109; Bailey, History of Minnehaha County, 428; Kingsbury and Smith, History of Dakota Territory, vol. 4, 556; Kolbe, Minnehaha County, 448; Dumke, W.L. Dow, 85.
571 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
572 Robinson, History of South Dakota, 1488.
573 Robinson, History of South Dakota, 1488; Sioux City Journal (IA), November 14, 1898.
574 Bailey, History of Minnehaha County, 398, 428.
575 Robinson, History of South Dakota, 1488; The Western Fruit Jobber 8 (August 1921), 25; Hot Springs Weekly Star (SD), November 13, 1903; Turner County Herald (Hurley SD), March 12, 1908.
578 Amarillo Globe-Times (TX), September 26, 1956.
O’Gorman, Right Reverend Thomas (1843-1921)

Thomas O’Gorman was born in Boston to Irish immigrants, but grew up in Chicago, Illinois and St. Paul, Minnesota. He and a childhood friend, John Ireland, were recruited as the first seminarians of Bishop Joseph Cretin; they both studied in St. Paul and at seminary in Meximieux, France. Father O’Gorman was ordained on November 5, 1865 in St. Paul and began his work in a missionary district headquartered in Rochester, Minnesota. He then joined the Paulist order in 1878 and served as a missionary in various places in the Northeast and Midwest. From 1885-1887, he worked as the first college rector at St. Thomas Aquinas Seminary (later the College of St. Thomas) in St. Paul, stayed as a professor of philosophy and dogmatic theory there until 1890, when he went to the Catholic University of America in Washington, D.C. as a professor of church history. While in Washington, D.C., he was commissioned to write A History of the Roman Catholic Church in the United States, a highly-regarded ninth volume of the denominational histories published by the American Society of Church History.

On January 24, 1896, the Right Reverend Thomas O’Gorman was appointed the second Bishop of Sioux Falls by Pope Leo XIII. He was consecrated on April 19th at St. Patrick Catholic Church in Washington, D.C. before traveling by train and coach to Sioux Falls, where he was installed at a large public ceremony on May 3, 1896 at St. Michael’s Pro-Cathedral. He served there until his death on September 18, 1921. During his twenty-five years with the Diocese of Sioux Falls, Bishop O’Gorman was responsible for establishing and staffing parishes, schools, and hospitals in the rapidly expanding state. He “brought the Diocese of Sioux Falls to maturity” growing the diocese from having fifty churches, one-hundred stations, fourteen parochial schools, and one hospital in 1896, to having 114 churches, thirty-one schools, a college, and six hospitals in 1920-1921, even after the Diocese of Lead was divided from his purview in 1902. He was greatly involved with the establishment of Sacred Heart Hospital in Yankton, McKennan Hospital in Sioux Falls, and Columbus College in Chamberlain. In political affairs, he cooperated with Protestant clergy to oppose South Dakota’s lenient divorce laws. Bishop O’Gorman also continued to be politically connected to Washington, D.C. In 1902, he served on the Taft Commission that went to discuss the American occupation of the Philippine Islands with authorities in Rome. He was additionally a well-respected and in-demand speaker for church events and public lectures across...

579 Kingsbury and Smith, History of Dakota Territory, vol. 4, 340; Duratschek, Builders of God’s Kingdom, 161.
582 Kingsbury and Smith, History of Dakota Territory, vol. 4, 340; Conklin, “The Pioneer Bishops.”
585 Duratschek, Builders of God’s Kingdom, 164.
586 Ibid., 298.
590 Conklin, “The Pioneer Bishops.”
South Dakota and around the upper Midwest. Charles M. Day, editor of the Argus Leader newspaper, published a tribute after O’Gorman’s death: “Sioux Falls, morally and intellectually, is immeasurably better for Bishop O’Gorman having lived, loved, and labored here.”

Pettigrew, Richard Franklin (1848-1926)

In a 2011 volume of essays on South Dakota political culture, John E. Miller, professor emeritus of history at South Dakota State University, called Richard F. Pettigrew “one of South Dakota’s most influential politicians of all time.” For his efforts on behalf of Sioux Falls’ development, his short biography in the 1899 History of Minnehaha County concluded that:

To go into a detailed statement of what he has done toward the growth and development of the county, and especially the city of Sioux Falls, would to a certain extent be a duplication of what already appears [in this book]….He is in the prime of life, his energy undiminished, his spirit of enterprise unabated, and in the field of public affairs no one in the state is so fully equipped for aggressive work as Sioux Falls’ most distinguished citizen, R.F. Pettigrew.

Pettigrew was born in 1848 in Vermont and, after living in Wisconsin and attending law school there, he came to Dakota Territory in 1869 as part of a survey crew working on the newly opened military reservation. He used connections in Washington D.C. on behalf of Sioux Falls businessmen to open up the decommissioned Fort Dakota military reservation to land laws of preemption and homesteading rather than the auction process that military lands were typically required to undergo. In March 1870, Pettigrew permanently settled in Sioux Falls with “supreme confidence in himself,” and built his first office at Phillips Avenue and 8th Street in April 1871. He continued surveying and served as city attorney in 1877-78, but spent most of those early years working as a land broker, town booster, and aspiring politician, including with business partner Samuel Tate. He exercised political influence to make Sioux Falls a county seat as well as the site of the state penitentiary and federal courthouse. He worked to attract and fund multiple railroad lines, founded companies to build rail lines to Yankton (completed) and to Pierre (abandoned during the 1893 depression), and attracted eastern capital to fund businesses such as the Queen Bee Mill at the falls in 1879, the first transit company in 1887, a woolen mill in 1889, and the establishment of the first stock yard company in 1889. Many of these ventures folded in a short time, especially because of the 1893 financial panic. One historian called him “over optimistic” and “symbolic of the time and place in which he lived,” as well as claiming he had two “primary objectives: economic development for South Dakota; wealth and power for himself.”

In 1872, he won a seat to the territorial House of Representatives as a Republican, but his election was contested. He was also elected (uncontested) to the Territorial Council in 1876, 1878, and 1884. After his 1878 marriage to Chicago schoolteacher Elizabeth V. Pittar, he had his first house built at 215 N.

593 Ibid., 229.
594 Lauck et al., The Plains Political Tradition, 81.
595 Bailey, History of Minnehaha County, 663.
596 Ibid., 660.
598 Bailey, History of Minnehaha County, 660; Hendrickson, “The Public Career,” 146; Olson and Olson, Sioux Falls, 13.
599 Ibid., 660.
601 Bailey, History of Minnehaha County, 378, 384, 660; Olson and Olson, Sioux Falls, 14, 24, 26; Hendrickson, “The Public Career,” 151-158, 196-199; Richardson, Here Lies, 21.
Duluth Avenue. Starting in 1889, Pettigrew represented the territory in the U.S. Senate, where he worked as part of a Dakota “home-rule faction” opposed to the power of federal appointees like territorial governor Nehemiah G. Ordway. With Gideon Moody, Pettigrew led a cadre of men—known as the Combine—who pushed for South Dakota statehood. All ambitious men who were effective at rallying supporters, their political battles with Governor Ordway over the relocation of the territorial capital, political appointments, grand jury indictments, and financial speculations became infamous. In the later 1880s, the Combine worked to oppose members of the Farmer’s Alliance faction of the Republican Party who had sought the legislative power to regulate the railroad, banks, and grain elevators. While in Congress, Pettigrew’s reputation was hurt by his insistence on using opportunistic appointees as Indian agents to Dakota reservations, and defending them even when they were incompetent to the point of presidential intervention.

Following his many business failures, he was again elected to Congress in 1894, but went through a dramatic split from the Republican Party in 1896—coming out in favor of free silver and railroad regulation. Although a state organizer of the Silver Republican Party, he threw his weight behind the fusion Democratic-Populist party in the 1896 presidential election, even helping to organize the national Fusionist convention near his home in Sioux Falls in May 1900. He took a stand against expansionist policies to annex Hawaii and the Philippine Islands, believing that annexation would burden the American system with poor countries of darker races, serve the interests of big business like sugar and steel while hurting Midwestern agriculture, and push American policy towards becoming a global colonial power. He lost his Senate seat in the 1900 election, and the New York Times ran a colorful article on his defeat that claimed to regret the loss of drama that Pettigrew had caused in Congress. The article compared him to a mosquito for his “vitiolic attacks” on Republican colleagues saying “no man on the opposition side was so dreaded and disliked,” and described how Ohio senator Marcus A. Hanna even left McKinley’s presidential campaign to travel through South Dakota speaking against Pettigrew’s re-election. With his wife’s death in 1901, Pettigrew moved out of 215 N. Duluth Avenue and lived part-time in New York City, but he stayed involved in Sioux Falls’ affairs.

Around 1911, he bought the house at 131 N. Duluth Avenue. He returned to South Dakota politics in 1912 as a Democrat, soon after left them for Theodore Roosevelt and the Progressive Party, spent some of

603 Olson and Olson, Sioux Falls, 48, Hendrickson, “The Public Career,” 158.
607 Ibid., 192-193.
608 Ibid., 192-194.
611 New York Times (NY), November 18, 1900.
612 New York Times (NY), November 18, 1900; also in Hendrickson, “The Public Career,” 281-282.
614 Olson and Olson, Sioux Falls, 99.
the early 1920s with the Farmer-Labor party, and finally abandoned all major parties in favor of his own uncompromising socialist radicalism—publishing two anti-imperialist and anti-capitalist books: *The Course of Empire* in 1920 and *Imperial Washington* in 1922.\(^{615}\) His public speeches and writings against involvement in World War I and in support of the Bolshevik Revolution in Russia made him again a controversial figure. In a newspaper interview he gave to the Sioux Falls *Argus Leader* he spoke against the war, which resulted in his 1917 indictment by the federal grand jury in Sioux Falls for violation of the Espionage Act.\(^{616}\) In responding to news of the indictment, he sarcastically told Chicago reporters that it also “might be for a letter which I sent out in July, 1917, headed ‘Making the world safe for hypocrisy, and dedicated to Woodrow Wilson.’”\(^{617}\) In the early 1920s, he traveled extensively around the world. In 1925, he added a wing onto the house for his private museum of objects collected from his global excursions, and he left his house and collection to the City of Sioux Falls for a museum upon his death, which came on October 5, 1926.\(^{618}\) Although his personality and later career made him a controversial public figure, his extensive participation in Sioux Falls’ development as well as territorial, early statehood, and national political life nonetheless made him one of the most influential residents of the Cathedral Historic District. As a museum, his house at 131 N. Duluth Avenue continues to be a valued part of the cultural and educational landscape in Sioux Falls.

**Ross, Charles H. (1870-1945)**

Charles Hembrey Ross was a third-generation lumberman who worked as vice-president for his father’s company, H.W. Ross Lumber, which operated twenty lumber yards in South Dakota and Minnesota. Ross and his family had moved from Wisconsin to Dakota Territory in 1879 and Charles was able to graduate from the University of South Dakota in 1890. Charles started working in the yards, then became secretary of the company in 1893 and later president.\(^{619}\) He expanded his influence by serving as vice-president and then president of the Northwestern Lumberman’s Association, president of the South Dakota Retail Lumberman’s Association, vice-president of the Sioux Falls Savings Bank, and a director of the Heynsohn’s Minnehaha Springs.\(^{620}\) Charles H. Ross and his father Hiram lived at 335 N. Duluth Avenue. At his home, he kept a horse, cow, dog, and chickens. He and his second wife, Amy Ohlman, were noted for their hospitality.\(^{621}\) Ross died in 1945 in Sioux Falls and was buried in Minneapolis.\(^{622}\)

**Tuthill, John W. (1846-1922)**

John Willard Tuthill was born in New York, moving to Iowa in 1856, after which he studied business by working at a bank in Chicago. Around 1882, Tuthill came to Sioux Falls, working in various partnerships in the lumber industry until incorporating his own company in 1884. From Sioux Falls, Tuthill built up a retail business with thirty-two lumberyards in South Dakota, Iowa, and Minnesota, and a wholesale business that produced sash and doors, other building materials, as well as coal and coke. In 1915, the company had a capital stock of $450,000 and profits of $90,000.\(^{623}\) He was also a prominent real estate

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\(^{617}\) *New York Times* (NY), October 18, 1917.

\(^{618}\) Olson and Olson, *Sioux Falls*, 99; *New York Times* (NY), October 6, 1926.


\(^{620}\) Lumber (Chicago IL), March 31, 1922, p.43; Robinson, *History of South Dakota*, 839; Kingsbury, *History of Dakota Territory*, vol. 4, 976.


speculator, an organizer of the Sioux Falls National Bank, president of the Sioux Falls Savings Bank, and member of the library board. In 1889, he commissioned the construction of his house at 423 N. Duluth Avenue, where his family lived until 1925. It was later bought by the Catholic diocese in 1952 for a bishop’s residence. His son Chauncey, who later managed the company with his brothers Arthur and George, lived at 232 N. Prairie Avenue.

**Wilkes, William A. and Rev. Eliza**

Reverend Eliza Tupper Wilkes (1844-1917) was a Unitarian minister as well as an active leader in the suffrage movement, founding president of a local chapter of the Women’s Christian Temperance Union, a founder and president of the Women’s History Club in Sioux Falls, and a leading advocate for establishing a public library. Born in Maine to a Baptist family, she grew up in Iowa and graduated from Iowa Central University. Called to ministry but concerned about some Baptist doctrine, she chose baptism in the Unitarian church in 1867 and preached in Wisconsin and Minnesota before being ordained in 1871. Through collegial relationship and encouragement, Wilkes created a group of female Unitarian ministers doing mission work in western states that became known as the “Iowa Sisterhood.” Wilkes herself ultimately founded eleven congregations, including the All Souls Church in Sioux Falls.

After marrying William Augustus Wilkes (1842-1909), they lived in Colorado for a time. In 1878, William and Eliza came to Sioux Falls, where William practiced law with the firm Wilkes & Welles from 1881 to 1890, was twice nominated (but not elected) to be court judge of the Second Judicial Circuit by the Populist party, and served as a Minnehaha County judge in 1896 and 1898. William also did business in real estate and was active in church work, including service as the first president of All Souls’ board of trustees. In 1884 and 1886, Eliza represented South Dakota to the convention of the National Woman Suffrage Association and was elected the first president of the Minnehaha County Equal Suffrage Association in November 1889. From Sioux Falls, she undertook traveling circuits as a preacher and founded churches in Fedora, Madison, and Huron, South Dakota, as well as Luverne and Adrian.

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624 Obituary, *American Lumberman* (Chicago IL), April 22, 1922, p.78.
625 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
626 Richardson, *Here Lies*, 145.
627 Brochure, “The Sioux Falls Historic District,” 1976, SHPO.
Minneapolis, and Rock Rapids, Iowa.636 She was pastor in Luverne for twelve years starting in 1887, but also spent three years starting a church in Oakland, California.637 In California, she was very active in their statewide suffrage campaign.638 The Wilkes’ lived at 301 N. Prairie Avenue.639

**Other Notable Residents**

Several other early prominent citizens who resided in the Cathedral Historic District have been noted in the 1974 district nomination, early brochures, and other records, but they either do not meet the threshold of significance in their fields for Criterion B (based on available research materials), there are extant historic buildings more closely associated with their contributions, or their house is now non-contributing. Many of those listed had high profiles in the history of commerce in Sioux Falls as well as multiple roles in political offices, civic boards, churches, social organizations, and fraternal orders. They include:

- Franklin R. Aikens, legislator and circuit court judge (632 W. 9th640)
- Joseph M. Bailey Jr., lawyer and politician (350 N. Duluth)
- Will A. Beach, printer (303 N. Summit)
- Jesse W. and Etta Boyce, respectively, a lawyer and a music/voice teacher (309 N. Duluth and 517 W. 9th)
- Charles C. and Frances G. Carpenter, respectively, a prominent businessman and the founder of the Carpenter Hotel (523 W. 9th and 103 S. Duluth)
- Francis J. Connor, first superintendent of Sioux Falls Water Works in 1907 (221 N. Spring)
- W.H.H. “Harry” Corson, owner of Cataract House hotel in 1871-1894 (115 N. Duluth)
- William T. Doolittle, a railroad engineer and city mayor (800-802 W. 10th)
- George W. Egan, controversial lawyer and politician (107 N. Summit)
- John Fitzgibbon, owner of Sioux Falls Fuel Co. and city commissioner (319 N. Summit)
- William H.T. Foster, manager of John Morrell & Co. (123 S. Prairie)
- Lyman J. Gilbert, harness dealer (719 W. 9th)
- John K. Haughton, president of Sioux Falls Produce Co. (618 W. 9th Street)
- W.C. Hollister, president of State Banking and Trust Company, and founder of Hollister Bros. real estate and financial company (202 S. Duluth)
- Frank Hyde, jeweler (219 N. Summit)
- C.E. Johnson, cashier Minnehaha National Bank (632 W. 9th)
- Nels S. Johnson, real estate dealer and author (420 N. Duluth)

640 Aikens is reported in other materials about the Cathedral Historic District to have once lived at 632 W. 9th Street, but in the 1900 and 1910 censuses, the Aikens lived at 505 W. 12th Street. In 1912, the Aikens built a new Colonial Revival foursquare house at 316 E. 21st Street on the boulevard running along the north side of McKennan Park, which is now within Sioux Falls’ McKennan Park Historic District. Kingsbury and Smith, *History of Dakota Territory*, vol. 4, 641; U.S. Census Bureau, *Twelfth Census of the United States, Sioux Falls, Minnehaha County, South Dakota*, E.D. #264 (June 8, 1900), p8B; Thirteenth Census of the United States, Sioux Falls, Minnehaha County, South Dakota, E.D. #346 (April 16-20, 1910), p10B.
Cathedral Historic District (2022 update) Minnehaha County, SD

Name of Property

- Moses and Emma Kaufman, early Jewish settlers (632-634 W. 7th). Moses Kaufmann was an owner of the Sioux Falls Brewing Company and lobbied against prohibition/temperance in the 1890s. In 1906, Emma Kaufmann was put on trial for the death of their servant Agnes Polreis. Historians have studied the case for insights into the histories of class tensions and anti-Semitism in the early 20th century.
- Andrew Kuehn and son Max A. Kuehn, wholesale grocers (632 W. 9th and 110 N. Summit respectively)
- Julius Kuh and Louis Kuh, Kuh Brothers of Sioux Falls Broom Works, and early Jewish settlers of Sioux Falls (119 N Summit and 226 N. Summit respectively)
- Hubert E. Loonan, owner Loonan Lumber Company (101 N. Prairie)
- Charles E. McKinney, president of the Sioux Falls National Bank for thirty-six years (315-317 N. Prairie)
- Thomas B. McMartin, attorney (131 N. Duluth)
- John Mallanney, general agent for North and South Dakota for Northwestern Mutual Life Insurance Company (315 N Duluth from 1890 to 1913, then 227 N Duluth)
- L.D. and Nettie Manchester, respectively, owner of Manchester Biscuit Company and city librarian (228 N. Prairie, moved to 215 N. Summit by 1916)
- Edward J. Mannix, owner and editor of Commercial News from 1899 to 1922 (232 N. Summit)
- Edgar B. Northrup, real estate investor and state senator (300 N. Duluth)
- E.C. Olson, owner of men’s clothing chain (231 N Summit)
- James M. Patton, editor of Odd Fellows World and insurance salesman (329 N. Prairie)
- Porter P. Peck, owner of first livery business in Sioux Falls, mayor, and builder (109 N. Duluth)
- George H. Perry, owner of East Sioux Falls Quarry Company and investor (201 N. Prairie)
- John M. Randolph, carpenter (400 N. Duluth)
- Peter J. Rodge, attorney, legislator, counsel for state railroad commission (215 N. Summit)
- George B. Sammons, a dry goods and grocery merchant (317 N. Spring)
- Alvin C. Schoeneman, branch manager and secretary for Schoeneman Brothers Company (120 N. Summit)
- Waldo Z. Sharp, banker and grain dealer (127 S. Duluth)
- William J. Sheppard, organizer Sioux Falls council of Order of United Commercial Travelers (125 N. Prairie)
- P.F. Sherman, president of South Dakota Central Railway (315 N. Summit)
- Alva Ray and Stella Shriver, president and department manager (respectively) at Shriver-Johnson Co. (301 N. Prairie)
- Samuel Speier, owner Shipley Laundry (226 N. Duluth)
- William K. Van Brunt, for a time owner of Van Brunt-Overland Company, automobiles (301 N. Prairie)
- Lucius J. Wall, attorney and Second Circuit Court judge (704 W. 9th)
- Cyrus and Mary A. Walts, surveyor and businessman, and first school teacher in Sioux Falls (103 S. Summit)
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Name of Property


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Name of Property


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Cathedral Historic District (2022 update)                                      Minnehaha County, SD
Name of Property                                                              County and State


Archival Collections:

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“Cyrus Walts home, n.d.” Photograph, #30296P.10.01.OZ.
“John W. Tuthill home (423 N. Duluth Ave.), 1890,” Photograph, #30296P.10.01.0M.
“John W. Tuthill home in Hubbard Stone promotional material, n.d.” Photograph, #30296P.10.01.0M.
“Exterior of H. H. Keith Home in Sioux Falls,” Photographs and Sketch, #30296P.10.01.0J.
“Exterior of Joseph M. Bailey, Jr., Home in Sioux Falls,” Photographs and sketch, #30296P.10.01.0H.
“Exterior of Lyman T. Dunning Home in Sioux Falls,” Photograph, #30296P.10.01.0P.
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“Percival H. Edmison home (201 N. Spring Ave.), n.d.,” photograph, #30296P.10.01.0R.
“Mrs. Lennie B. McCrossan home (west side of Duluth, bet. 5th and 6th), n.d.,” Photograph, #30296P.10.01.0Z.
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Cathedral Historic District (2022 update)  
Name of Property

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Photograph by Butterfield & Ralson, c1890, #1941.015.00004.

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Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #________
___ recorded by Historic American Engineering Record #________
___ recorded by Historic American Landscape Survey #________

Primary location of additional data:

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other

Name of repository: South Dakota State Archives; Siouxland Heritage Museums

Historic Resources Survey Number (if assigned): Multiple, noted in Sect. 7 descriptions

10. Geographical Data

Acreage of Property 75.2 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: 
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:
Cathedral Historic District (2022 update)  
Name of Property

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or × NAD 1983

All Zone 14.
1. Easting: 682839.6671 Northing: 4824808.7234
2. Easting: 683120.4199 Northing: 4824817.6722
3. Easting: 683149.1532 Northing: 4823955.0497
4. Easting: 682762.9411 Northing: 4823943.4465
5. Easting: 682761.1363 Northing: 4823985.8571
6. Easting: 682748.7677 Northing: 4823986.1687
7. Easting: 682747.9728 Northing: 4824218.5364
8. Easting: 682765.5324 Northing: 4824218.6903
10. Easting: 682744.2521 Northing: 4824271.5886
11. Easting: 682741.4061 Northing: 4824364.2047
12. Easting: 682751.4901 Northing: 4824364.1550
13. Easting: 682749.6500 Northing: 4824407.8584
14. Easting: 682735.9998 Northing: 4824407.4869
15. Easting: 682734.4086 Northing: 4824513.7472

Verbal Boundary Description (Describe the boundaries of the property.)

The historic district is bounded by W. 10th Street on the south, W. 4th Street on the north, and Spring Avenue on the east. The western boundary includes lots fronting on Prairie Avenue...
Cathedral Historic District (2022 update) Minnehaha County, SD
Name of Property County and State

from W. 10th Street to W. 6th Street, and fronting on N. Summit Avenue from W. 6th Street to W. 4th Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary correlates with the district listed in the National Register of Historic Places in 1974. The western edge of the boundary was made more specific to the current lot lines of the properties fronting on Prairie Avenue.

11. **Form Prepared By**

name/title: Liz J. Almlie, Historic Preservation Specialist
organization: South Dakota State Historic Preservation Office
street & number: 900 Governors Drive
city or town: Pierre state: South Dakota zip code: 57501
e-mail liz.almlie@state.sd.us
telephone: 605-773-6056
date: 9 September 2022

**Additional Documentation**
Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property’s location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
Cathedral Historic District (2022 update)
Minnehaha County, SD

UTM Coordinates
Zone 14, NAD 1983
1. E: 682839.6671; N: 4824808.7234
2. E: 683120.4199; N: 4824817.6722
3. E: 683149.1532; N: 4823955.0497
4. E: 682762.9411; N: 4823943.4465
5. E: 682761.1363; N: 4823948.8571
6. E: 682748.7677; N: 4823986.1687
7. E: 682747.9726; N: 4824218.5364
8. E: 682765.5324; N: 4824218.6903
9. E: 682762.5233; N: 4824269.4531
10. E: 682744.2521; N: 4824271.5886
11. E: 682741.4061; N: 4824364.2047
12. E: 682751.4901; N: 4824364.1550
13. E: 682749.6500; N: 4824407.8584
14. E: 682735.9996; N: 4824407.4869
15. E: 682734.4086; N: 4824513.7472
16. E: 682642.9499; N: 4824517.0264
Cathedral Historic District (2022 update)
Minnehaha County, SD

Name of Property

National Register of Historic Places Nomination Review Map (Wide View)

Cathedral Historic District
(nomination update, 2022),
Sioux Falls,
Minnehaha County, SD

UTM Coordinates
Zone 14, NAD 1983
1. E: 682839.6671;
N: 4824808.7234
2. E: 683120.4199;
N: 4824817.6722
3. E: 683149.1532;
N: 4823956.0497
4. E: 682762.9411;
N: 4823943.4465
5. E: 682761.1363;
N: 4823985.8571
6. E: 682748.7677;
N: 4823986.1687
7. E: 682747.9728;
N: 4824216.5364
8. E: 682765.5324;
N: 4824216.6903
9. E: 682762.5233;
N: 4824269.4931
10. E: 682744.7521;
N: 4824271.5886
11. E: 682741.4061;
N: 4824364.2047
12. E: 682751.4901;
N: 4824394.1550
13. E: 682749.6500;
N: 4824407.8584
14. E: 682735.9998;
N: 4824407.4869
15. E: 682734.4086;
N: 4824513.7472
16. E: 682842.9499;
N: 4824517.0264

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Cathedral Historic District (2022 update)
Minnehaha County, SD

Name of Property

National Register of Historic Places Nomination Review Map (Photo Key)

Cathedral Historic District (nomination update, 2022), Sioux Falls, Minnehaha County, SD

UTM Coordinates
Zone 14, NAD 1983
1. E: 682935.6671; N: 4824810.7234
2. E: 683120.4199; N: 4824817.6722
3. E: 683145.1532; N: 4823965.0497
4. E: 682762.9411; N: 4823943.4465
5. E: 682761.1363; N: 4823985.8571
6. E: 682748.7677; N: 4823996.1687
7. E: 682747.9728; N: 4824218.5364
8. E: 682765.5324; N: 4824218.6903
9. E: 682762.5233; N: 4824269.4931
10. E: 682744.2521; N: 4824271.5886
11. E: 682741.4061; N: 4824364.2047
12. E: 682751.4901; N: 4824364.1550
13. E: 682740.6500; N: 4824407.8584
14. E: 682735.9998; N: 4824407.4869
15. E: 682734.4086; N: 4824513.7472
16. E: 682842.9499; N: 4824517.0264

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Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: Cathedral Historic District (update)
City or Vicinity: Sioux Falls
County: Minnehaha
State: South Dakota
Photographer: Liz Almlie

Description of Photograph(s) and number, include description of view indicating direction of camera:

SD_MinnehahaCounty_CathedralHDupdate_0001
Cathedral of St. Joseph, 503 N. Duluth, camera facing northwest.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)

Minnehaha County, SD

Name of Property

SD_MinnehahaCounty_CathedralHDUpdate_0002
McMartin / Pettigrew House Museum, 131 N. Duluth, camera facing northwest. Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDUpdate_0003
Augustana Lutheran Church, 235 N Prairie, camera facing southwest. Date Photographed: 2 August 2022

Sections 9-11  page 150
Cathedral Historic District (2022 update)

Name of Property

Minnehaha County, SD

County and State

Carpenter House, 103 S. Duluth, camera facing northwest.
Date Photographed: 12 July 2022

309 & 315 N. Duluth, camera facing southwest.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)
Name of Property

Minnehaha County, SD
County and State

SD_MinnehahaCounty_CathedralHDupdate_0006
321 & 335 N. Duluth, camera facing southwest.
Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDupdate_0007
100-block N. Duluth including Peck and Lien Houses, camera facing northwest.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property  County and State

Manchester House, 215 N. Summit, camera facing southwest.
Date Photographed: 12 July 2022

Loonan House, 101 N. Prairie, camera facing southwest.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  Minnehaha County, SD
Name of Property
County and State

SD_MinnehahaCounty_CathedralHDUpdate_0010
333 & 335 N. Summit, camera facing southwest.
Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDUpdate_0011
132 N. Prairie, camera facing east.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  
Minnehaha County, SD

Name of Property

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SD_MinnehahaCounty_CathedralHDupdate_0012
629 W. 9th, camera facing south.
Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDupdate_0013
221 & 223-225 N. Spring, camera facing west.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  
Minnehaha County, SD  

Name of Property:  

Minnehaha County, SD  
County and State  

Date Photographed: 12 July 2022  

SD_MinnehahaCounty_CathedralHDupdate_0014  
100-block of S. Duluth, camera facing southeast.  

Date Photographed: 12 July 2022  

SD_MinnehahaCounty_CathedralHDupdate_0015  
200-block of N. Duluth, camera facing northeast.  

Date Photographed: 12 July 2022
Cathedral Historic District (2022 update) Minnehaha County, SD

Name of Property

County and State

SD_MinnehahaCounty_CathedralHDupdate_0016
300-block of N. Prairie, camera facing northeast.
Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDupdate_0017
Carriage house, 103 S. Duluth, camera facing south.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  Minnehaha County, SD

Name of Property

Minnehaha County, SD
Country and State

Garages on alley, 700-block between W. 8th and W. 9th Streets, camera facing north.
Date Photographed: 2 August 2022

Stone paver street, 500-block of W. 6th, camera facing northeast.
Date Photographed: 12 July 2022
Cathedral Historic District (2022 update) Minnehaha County, SD
Name of Property County and State

SD_MinnehahaCounty_CathedralHDupdate_0020
Stone paver alley, between N. Duluth and Summit Avenues and W. 6th and 7th Streets, camera facing south. Date Photographed: 2 August 2022

SD_MinnehahaCounty_CathedralHDupdate_0021
Stone hitching post at 127 S. Duluth, camera facing west. Date Photographed: 26 February 2022
Cathedral Historic District (2022 update) Minnehaha County, SD
Name of Property

Concrete district marker, 100-block of N. Summit, camera facing northwest.
Date Photographed: 26 February 2022

Corner of N. Summit Avenue and W. 7th Street, Kaufmann House at center, camera facing northeast. Date Photographed: 12 July 2022
Cathedral Historic District (2022 update)  
Name of Property

SD_MinnehahaCounty_CathedralHDupdate_0024
Apartment building at 700 W. 6th, camera facing west.  
Date Photographed: 12 July 2022

SD_MinnehahaCounty_CathedralHDupdate_0025
600-block of W. 10th, camera facing northwest.  
Date Photographed: 12 July 2022

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).  
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.