BOARD OF HISTORIC PRESERVATION
Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

4:00 p.m. Wednesday, March 8, 2017
Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the February 8, 2017 Meeting Minutes
   (Board action required)

2. Public input on non-agenda items

3. New business:
   A. Stadium-Green House
      2101 S. Pendar Lane
      (Board action required)

4. Other business:
   A. Roberts Rules of Order
   B. Ideas for Preservation Month Activities and Training
   C. 2017-2018 CLG Review
      Submission to the state –March 31

Adjournment

The next meeting of the Board of Historic Preservation will be on April 12, 2017.
It will be held in the Commission Room on first floor of City Hall.
BOARD OF HISTORIC PRESERVATION

Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

DRAFT Meeting Minutes for February 8, 2017

Members Present:
Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilson
Rob Collins
Gary Conradi
Jennifer Dumke
Cindy Konda
Rachael Meyerink
Lura Roti
Robbie Veurink

Public in Attendance:
John Stratman, Applicant
Nancy Stratman, Applicant
Grant Houwman, Applicant
Rich Jensen, Altus
James Jacobson, Citizen
Rick Gourley, Citizen
Adam Roach, City of Sioux Falls

Members Absent:
None

Call to order—Chairperson Tom Keller called the meeting to order at 4:01 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the January 11, 2017, Meeting Minutes
   Chairperson, Tom Keller, requested a motion to approve the January 11, 2017 meeting minutes. Member Shelly Sjovold made the motion to approve the meeting minutes. Member Rob Collins seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:
   Chairperson, Tom Keller, requested if there was anyone from the public who desired to provide input to the Board on any non-agenda items. There was no citizen input received.

(over)
3. New Business:

A. 1312 S. Phillips Ave. All Saints Historic District
   John Stratman
   (Board action required)

Applicant, John Stratman, expressed his interest to purchase the residential property located at 1312 S. Phillips Avenue, within the All Saints Historic District. Mr. Stratman explained his application request to renovate the front/west façade and the rear/east façade, replace windows, tear down the existing dilapidated garage and replace with another garage structure. He referenced his application packet, including drawings depicting improvements, historical newspaper article, and several photographs. Mr. Stratman commented that he conducted a windshield survey of the All Saints Neighborhood and discovered that approximately 27 properties utilize column and railing construction vs. knee wall construction on the porch of house structures.

The applicant’s list of proposed improvements to the property at 1312 S. Phillips Avenue include:

Front/West Façade:
1. Change the siding on the second story and attic dormer of the front of the house to scallops rather than the less attractive clapboard siding that currently exists to enhance the overall appearance of the house.
2. Change the attic dormer window to a three pane divided window.
3. Remove the current silver aluminum storm windows with no replacement or replace with a color matching window.
4. Remove the lattice work skirting beneath the deck on the north side of the front porch and replace with the clapboard siding that is currently used on the front of the house to improve the appearance and be consistent with other materials used below the deck of the front porch.
5. Remove the knee wall currently surrounding the front porch and replace it with a railing and spindle configuration. The railing would be of sufficient height to meet current city codes. This change would enhance the overall appearance of the house and neighborhood.

Rear/East Façade:
1. Replace the open porch on the main level of the home with a combined bathroom and laundry. This would require extending to the east the foundation of the back porch by 4’. At the same time the foundation would be extended 4’ to the south. The structure would also include a small deck approximately 6’ wide with steps to the south. Windows on this addition would be of a 3 pane transom style. They would be on both the east and south sides of the proposed addition. The addition would carry the same clapboard siding as exists on all sides of the house.
2. Second story screen porch would remain intact with new screen material.
3. Remove the current single car garage and replace with a new 234’ x 24’ two stall garage that faces north. This structure would be one that does not mimic, but rather compliments the appearance of the house. House and garage would share the same exterior paint scheme.
4. The entire roof would have existing gutters removed and replaced with a larger gutter system that can handle the rain runoff from the large roof area and at the same time be more resistant to plugging from the abundance of tree leaves that surround the house. Exterior windows would be replaced with wood windows that include a 3x3 divided pane in the top half. The paint scheme would be multiple (2 or 3), colors that are consistent with the period.

Member Lura Roti expressed her appreciation to the applicant for appearing before the board before purchasing the house. She noted the house is in disrepair and proposed renovations to the house would be a historic district neighborhood improvement.

Member Shelly Sjovold inquired as to what kind of siding on the house is being proposed. The applicant referenced his plan drawings and responded that he proposes to change the siding on the second story and attic dormer of the front of the house to scallops rather than the less attractive clapboard siding that currently exists to enhance the overall appearance of the house. Member Shelly Sjovold referenced the 1918 Sioux Falls Labor Newspaper article and photographs submitted by the applicant and commented that scallop design materials were not part of the historic or original house design.

Member Rob Collins commented that although the scallop design is more modern and may perhaps look better, but that it is a deviation from the original historic house design.

Mr. Stratman responded there are several homes within the historic district that have scallop design siding.

Member Gary Conradi stated that based on the applicant's historic materials submitted, there is no history of scallop siding used on the house.

Mr. Stratman remarked the alternative, to not do any renovations would be a greater sin. He said that his list of proposed improvements is important to him, and that he leaves the decision up to the discretion of the Board. Mr. Stratman stated that he would be willing to accept shake shingle siding design instead of scallop siding design.

Mr. James Jacobson, property owner to the north - 1308 and 1310 S. Phillips Avenue - spoke in support of Mr. Stratman's renovation project. He indicated the house has been vacant and is in disrepair. The garage is close to falling down and presents a safety concern to the neighborhood. He mentioned that his structure has shake shingles on the building's second floor facade.

A board member commented that changing the house style with scallop design siding would be more unique to the house than using shingle design siding. He urged to keep the historical appearance as much as possible.

Member Robbie Veurink pointed to the proposed craftsmanship details, such as the proposed spindles and tapered columns on the front porch. He inquired about the shape of the spindles. Mr. Stratman replied the spindles would be square in shape. The applicant also mentioned his intentions to replace the furnace and remove the existing roof chimney used for exhaust. City staff liaison, Diane deKoeyer, responded there would be no concerns with removing the chimney.

(over)
Member Gary Conradi stated the applicant proposes structural repairs that are great enhancements.

Other board members commented that siding materials to be used should be clap board, and that the knee wall design be continued on the porch in front of the house.

No other public comments were received.

Member Lura Roti made a motion that the application as it is proposed and exists now, would have an adverse effect on the historic structure and district based upon the Secretary of the Interior’s Standards for Rehabilitation – specifically – Standards #2 and #5.

1. Standard #2 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

2. Standard #5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

However, the applicant’s proposal for renovations to the rear of the house, and the garage demolition and new replacement are acceptable.

Board members requested clarification to the motion.

Chairperson Tom Keller attempted to clarify the motion. He stated that based upon the Secretary of the Interior’s Standards for Rehabilitation – specifically – Standards #2 and #5, - that the applicant’s proposed work items #1, #4, and #5 for the front/west façade of the house (listed below) would have an adverse effect on the historic house and district, and the applicant’s proposed work items #2, #3, and #4, for the rear/east façade (listed below) would not have an adverse effect.

Secretary of the Interior’s Standards for Rehabilitation

1. Standard #2 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

2. Standard #5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Applicant’s Proposed Work Items:

- Front/west façade – work items would have an adverse effect on the historic house and district –

1. Change the siding on the second story and attic dormer of the front of the house to scallops rather than the less attractive clapboard siding that currently exists to enhance the overall appearance of the house.

2. Remove the lattice work skirting beneath the deck on the north side of the front porch and replace with the clapboard siding that is currently used on the front of the house to improve the appearance and be consistent with other materials used below the deck of the front porch.

3. Remove the knee wall currently surrounding the front porch and replace it with a railing and spindle configuration. The railing would be of sufficient height to meet current city codes. This change would enhance the overall appearance of the house and neighborhood.
Rear/east façade - work items would not have an adverse effect on the historic house and district -
2. Second story screen porch would remain intact with new screen material.
3. Remove the current single car garage and replace with a new 234’ x 24’ two stall garage that faces north. This structure would be one that does not mimic, but rather compliments the appearance of the house. House and garage would share the same exterior paint scheme.
4. The entire roof would have current gutters removed and replaced with a larger gutter system that can handle the rain runoff from the large roof area and at the same time be more resistant to plugging from the abundance of trees that surround the house. Exterior windows would be replaced with wood windows that include a 3x3 divided pane in the top half. The paint scheme would be multiple (2 or 3) colors that are consistent with the period.

Member Lura Roti acknowledged her acceptance of the clarification by Chairperson Tom Keller.

Member Gary Conradi seconded the motion as clarified by Chairperson Tom Keller. The motion passed unanimously.

B. Harms Motor Car Company, Downtown Historic District Rich Jensen, Altus
104 W. 12th St. – west facade
(Board action required)

At the Board’s January 11, 2017 Meeting, members unanimously approved, the applicant’s renovation project to include: removing the existing stucco in its entirety. Tuckpoint and replace brick as needed - mortar to be repaired as necessary, damaged brick to be replaced with brick having the same vintage, rake and color; new windows to include aluminum clad wood frame, entrance doors to be provided; and removal of existing exterior finish and prep for new stucco.

Applicant, Rich Jensen - Altus, and owner, Grant Houwman, explained that since the Board’s January 11, 2017 meeting, their structural engineer has recommended necessary building modifications affecting the west and north building facades. Review by the Board is for the west and north facades only. For the west façade improvements include replacing the west building wall with concrete block and stucco, instead of using brick manner. On the north façade, improvements include infilling the window openings with block and stucco. It has also been recently discovered that the existing roof is a wood bow truss system which is very rare and unique construction. The owner wants to expose and preserve this distinctive truss system.

The applicant mentioned the project adds value to the neighborhood and city. Rehabilitation preserves a historic building that is in need of extensive repairs, and which would otherwise be at risk of demolition in the near future. Conversion to office space provides for a higher density usage, housing more workers than the previous garage use. Also, the value of the property will increase significantly, adding to city, county, and school revenue base.
No other public comments were received.

Member Rob Collins made a motion to allow rebuilding the west wall with block and stucco with arched windows and filling in the window openings on the north building façade.

Member Cindy Konda seconded the motion. The motion passed unanimously.

Russ Sorenson, staff liaison, left the meeting.

C. Auburn Nash Façade Easement
   (Board information only) Adam Roach, CD

Since the board had just reviewed and approved the above noted project, Adam Roach noted that the information for the façade easement review was the same. Chairperson Keller acknowledged the previous discussion and that since this item was for information only by the board, it was approved.

No public comments were received.

D. Graham Salvage Façade Easement
   (Board information only) Adam Roach, CD

Adam Roach referenced the information packet and presented the building renovations that have occurred for the former Illinois Central Roundhouse located at 525 N Weber Avenue. The building has been remodeled and converted into an architectural office building for Perspective Architects. Board members discussed the building improvements and the contribution to the downtown.

Member Shelly Sjovold made a motion to approve the project. Member Jennifer Dumke seconded the motion. The motion passed unanimously.

No public comments were received.

Member Robbie Veurink left the meeting at 5:15.

E. 816 E. 8th St. Façade Easement
   (Board information only) Adam Roach, CD

The applicant, Rick Gourley, explained the building located at 816 E. 8th Street is within the Whittier Neighborhood and will be renovated for use by commercial tenants. Exterior building improvements include replacement of existing windows with low energy efficient clear windows with a thermal break. The brick exterior surface will be tuckpointed and a masonry seal applied. The existing overhang on the south building façade will be resurfaced with a metal fascia product.

(over)
Member Rachael Meyerink made a motion to approve the project. Member Rob Collins seconded the motion. The motion passed unanimously.

No public comments were received.

Member Lura Roti left the meeting at 5:20.

4. Other Business:
   A. Goals for the Board in 2017
      (Board information only)

      Member Shelly Sjovold asked if the State might allow us to expand the Courthouse & Warehouse Historic District to include the East Bank. Board Liaison, Diane deKooyer reported that she had spoken with Liz Almilie with SHPO who said that since many of the buildings in the East Bank are individually listed that incorporating them into the district wouldn’t be prudent. Member Sjovold expressed the interest for the expansion would include 8th St. up to Cliff Ave. Diane responded that a letter on behalf of the board could be written with supporting material to request the expansion and that it could be included in the 2017-18 budget if funding would be required for reconnaissance work.

   B. Administrative and Board Review
      (Board information only)

      Board Liaison, Diane deKooyer, presented the Board with an informational document, dated February 2017, which outlines Historic Preservation Reviews for Planning Staff and the BOHP. Due to the length of the meeting, Diane noted that we could discuss this information further at a following meeting.

   C. Cindy Konda’s resignation from the board.
      Cindy expressed her thanks to the board and how much she’s enjoyed participating.
      On behalf of the City of Sioux Falls, we thank Cindy for her contributions to the Board of Historic Preservation.

      Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rob Collins and seconded by board member Rachael Meyerink. The motion passed unanimously. The meeting adjourned at approximately 5:30 p.m.

The next meeting of the Board of Historic Preservation will be on March 8, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.
February 7, 2017

Sioux Falls Board of Historic Preservation
City of Sioux Falls Planning Office
224 W 9th St
Sioux Falls SD 57104

Dear Board of Historic Preservation,

We are pleased to inform you that the following property:

**Stadium-Green House, 2101 S. Pendar Lane, Sioux Falls, Minnehaha County, SD**

will be considered by the State Historical Society Board of Trustees (State Review Board) for nomination to the National Register of Historic Places. The National Register is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal, state, and local government projects that might adversely affect the character of the historic property. The State Historical Society recognizes approval of a National Register application by the State Review Board as listing in the State Register of Historic Places. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The board will meet April 27, 2017 (Thursday) at 1:00 p.m., Holiday Inn-City Centre, 100 W 8th St. in Sioux Falls.

Enclosed please find the Historic Preservation Commission's Report and a copy of the National Register nomination. After providing a reasonable opportunity for public comment, the Historic Preservation Commission shall prepare the report as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the SHPO, the chief elected local official (County Commission) shall transmit their report, along with the Report of the Historic Preservation Commission, to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. Please also find an enclosure that explains in more detail the results of listing in the National Register and describes the rights and procedures by which owners and officials may comment on or object to such listing. If you have any questions about this nomination prior to the State Review Board meeting, please contact Historic Preservation Specialist Liz Almlie at (605) 773-6056 or liz.almlie@state.sd.us. Thank you.

Sincerely,

Jay D. Vogt

Jay D. Vogt
State Historic Preservation Officer
RIGHTS OF PRIVATE OWNERS TO COMMENT AND/OR OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of the portion of the property that party owns. If a majority of private owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Mr. Jay D. Vogt, State Historic Preservation Officer, 900 Governors Dr., Pierre, SD 57501, by 25 April 2016.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer before the Board of Trustees of the State Historical Society considers this nomination at the time and place noted in the cover letter. A copy of the nomination and information on the National Register and Federal Tax provisions are available from the State Historic Preservation Office.

RIGHTS OF PUBLIC OFFICIAL TO COMMENT ON THE LISTING OF A PUBLICLY OWNED PROPERTY IN NATIONAL REGISTER

The State Historic Preservation Office provides notice to local government authorities of the intent to nominate a property and solicits written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation. Publicly owned property is listed on the National Register for the community as a whole and for the public good.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer before the Board of Trustees of State Historical Society considers this nomination at the time and place noted in the cover letter. A copy of the nomination and information on the National Register and Federal Tax provisions are available from the State Historic Preservation Office.
RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES


Consideration in planning for Federal, Federally licensed, or Federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listing in the National Register. For further information, consult 36 CFR 800.

"SDCL 1-19A-11.1 Preservation of historic property - Procedures. The state of any political subdivision of the state, or any instrumentality thereof, may not undertake any project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places until the office of History has been given notice and an opportunity to investigate and comment on the proposed project."

"ARSD 24:52:00:01. Definitions. (13) 'Project,' an activity, permit, plan or action, including restoration or rehabilitation, which affects or may affect the physical structure or physical setting of a historic property"
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: __ Stadium-Green House
   Other names/site number: ____________________________
   Name of related multiple property listing: ______
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: _2101 S. Pendar Lane
   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:
   ___A___ ___B___ ___X___ C___ ___D___

   __________________________
   Signature of certifying official/Title: __________________________
   Date
   __________________________
   State or Federal agency/bureau or Tribal Government

   __________________________
   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  __

Public – State  __

Public – Federal  __

Category of Property
(Check only one box.)

Building(s)  __ x __

District  __

Site  __

Structure  __

Object  __

Sections 1-6 page 2
### Number of Resources within Property
(Do not include previously listed resources in the count)

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**Total**

Number of contributing resources previously listed in the National Register **N/A**

### 6. Function or Use

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

- **DOMESTIC/Single Dwelling**

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

- **DOMESTIC/Single Dwelling**
7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER: American Small House

Materials: (Enter categories from instructions.)
Principal exterior materials of the property: STUCCO, BRICK, 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 Stadium-Green House is located on a corner lot to southwest of the South Pendar Lane and East 29th Street intersection in Sioux Falls. The house is in the neighborhood alternately referred to as Pendar Lane or Hunter’s Grove, which is located south of downtown. The first platted area of the neighborhood was registered in 1887 but mostly built up in the early 1900s, and the second area where the Stadium-Green House was built was platted as Maplewood Park Addition in 1933.

The house is a one-and-a-half story frame structure with a poured concrete foundation, side gable roof with minimal eaves, walls with a stucco finish, an exterior chimney with brick accents on the north elevation, a front-gable wing with bay window, an enclosed porch, and an attached street-facing double garage on the southern end of the façade. The house was built in 1938 and is an American Small House type characterized for efficient, economical use of materials and space for nuclear families of the interwar era. The lot was owned at the time by Peter H.
Stadum-Green House
Name of Property

Stadum, a general contractor in Sioux Falls specializing in concrete work, whose company stamp appears on sidewalks throughout the neighborhood, but no documentation could be found to confirm whether Stadum’s company constructed the house.

For houses of this age and size, alterations to siding and windows, as well as additions or other alterations are relatively common and many have lost historical integrity. In a 2013 architectural survey of the Pender Lane neighborhood, the Stadum-Green House was identified as one of the few houses of significant style or type with high enough historical integrity to be individually eligible for the National Register. The Stadum-Green House has excellent integrity of materials, design, workmanship, setting, location, feeling, and association to convey the architectural history of residential construction in Sioux Falls in the 1930s as an example of the American Small House type.

Narrative Description

This one-and-a-half story American Small House was built in 1938. The side gable house has a poured concrete foundation, stucco siding, and an asphalt shingle roof with minimal eaves. Most windows are single-hung wood sash windows with minimal wood surrounds and one-over-one storm windows unless otherwise specified. The basement has window wells with three-light wood windows hinged on their top edge to open into the house and three-light storm windows. The house faces east, sited on a lot 75 feet by 110 feet.

On the façade, there is a lower cross-gable extending from the north half of the façade. The front-gable wing has a cantilevered bay window on the first floor and a small, narrow four-pane window in the gable end. The bay window has a flared roof with synthetic roofing and a central ten-over-ten fixed-light window flanked by three-over-one single-hung windows. To the south, across the main body of the house, there is a sunroom/porch that was enclosed as originally built with a band of three-over-one windows. The roof of the sunroom is at a slightly lower pitch than the main roof. The house’s main entrance is located at the northern end of the room and features four-pane vertical sidelights flanking an original door and a modern vinyl screen door. The original single-leaf wood door has a low panel below three tall fixed lights. The main roof has a single-gable dormer extending slightly below the line where the main roof pitch changes over the sunroom. The dormer has a four-over-one window. South of the sunroom, the garage extends from the main house. Its roof is a continuation of the slope over the sunroom. The house has two single-bay garages with original four-part overhead doors having twenty-four (four rows of six) panels, the topmost rows of which are window lights.

The north elevation of the house consists of a four-over-one window on the front gable wing, a rectangular exterior chimney, two four-over-one windows on the first floor and a pair of shorter four-over-one windows in the gable end. The chimney is located at the front eave of the main side-gable roof. It has a brick-faced base, a tall decorative brick arch with a quoin motif extending from the base, stepped brick on the sides where the chimney narrows just below the eave line, and a decorative brick cap.
Stadium-Green House
Name of Property

On the west elevation, a large wall dormer extends most of the width of the house. The rear wall is relatively plain with single four-over-one windows in the outside bays, and in the center bay a small three-over-one window on the first floor and a small four-over-one window on the second floor.

On the south elevation, there is a four-over-one window on the first floor of the main body of the house and a four-over-one window in the gable end. A mudroom has been added into the ell between the main house and the garage wing. The mudroom has a shallower roof pitch, a small nine-light hexagonal window on the west side, and a single-leaf door on the south side. The two-bay garage extends to the south of the main house and the south wall of the garage is covered by climbing vines.

On the interior of the house, the main exterior entrance leads into the sunroom. Another single multi-pane wood door directly across from the entrance leads into the entry vestibule. Multi-pane French doors lead from the sunroom into the dining area. The sunroom features an acoustic tile ceiling and vertical wood board wall paneling. Stairs are located in the entry at the center of the home and feature a wood railing, an arched niche set into the wall, and original door chimes set into the wall. Most rooms have plastered walls and ceilings, simple molded trim for door frames and baseboards, and carpeted floors. The living room is located north of the entry and has a fireplace with white-glazed brick, black glazed brick tile trim, and a simple cornice. The dining space is located south of the entry and is open into the kitchen. Both dining room and kitchen have beadboard wainscot, wood floors, and widely-spaced plastered beams aligned north-south across the ceiling. The mudroom and garage are accessed through a door in the kitchen. A bathroom, access to the basement stairs, and a spare room are located off a short hall north of the kitchen. In the basement, there is a family room to the north and a utility room to the south. The basement landing and the family room partially have vertical wood-patterned veneer paneling. The upstairs includes two bedrooms, a built-in half linen closet, and a central bathroom. Most interior doors are wood with large single recessed panels.

Most building materials date to the original construction, as demonstrated with photographs from the 1940s found at a local archive (see Figure 1 below). Minimal alterations have included changes to the trim at the cornice of the bay window, the installation of straight trim over the exposed rafters on the front gable wing, the replacement of the front screen door, and the addition of a small mudroom within the rear ell of the building. The house has excellent integrity of materials, design, workmanship, setting, location, feeling, and association to convey the architectural history of residential construction in Sioux Falls in the 1930s.
Figure 1: “2101 Pendar Lane,” Records of the Minnehaha County Equalization Office, Siouxland Heritage Museums, Sioux Falls, S.D.
Stadium-Green House
Name of Property

Minnehaha County, SD
County and State
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.)

☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Property is associated with the lives of persons significant in our past.

☒ 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.)

☐ 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
Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance
1938

Significant Dates
1938

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

Cultural Affiliation
N/A

Architect/Builder
N/A
Stadium-Green House
Name of Property

Minnehaha County, SD
County and State

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 considerations.)

The Stadium-Green House is nominated to the National Register of Historic Places at a local level under Criterion C for Architecture as a representation of the American Small House type, built as the Sioux Falls construction industry was starting to revive at the end of the Great Depression and expand the city into new fashionable neighborhoods. The American Small House is characterized by compact floor plans and efficient use of materials, most common from the late 1920s through the early 1950s when financial resources and then materials were scarce. The period of significance is focused on the date of construction in 1938. The Peter and Hildur Stadum were the first owners of the house, and they were followed by the Green family, who resided at the house for fourteen years. In a 2013 architectural survey of the Pendar Lane neighborhood, the Stadium-Green House was identified as one of the few houses of significant style or type that have high enough historical integrity to be individually eligible for the National Register. The house retains high integrity of setting, location, material, design, workmanship, feeling, and association.

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

Sioux Falls in the 1930s

The Euro-American history of Sioux Falls began with the arrivals of the Western Town Company of Dubuque, Iowa, and the Dakota Town Company of St. Paul, Minnesota, who claimed a combined 200 acres around the falls of the Big Sioux River in the spring of 1857 under the Preemption Act of 1841. Although development faced setbacks, Sioux Falls was firmly established by 1870. Historians periodize the years from 1878 to 1893 as a boom period for South Dakota supported by a combination of good wheat markets, expanded railroad construction, and select West River areas of the territory being opened to settlement. Real estate and land speculation—"the mania of nineteenth-century America"—was the first industry and source of wealth in Sioux Falls. In 1883, Sioux Falls requested and was granted a City Charter from the Territorial Legislature. The city was connected by rail to stops throughout Dakota Territory and on to market hubs in Minneapolis and Chicago, and it soon became a major economic center for the state. By 1900, Sioux Falls was the largest city in South Dakota and has since remained so.

1 Dana R. Bailey, History of Minnehaha County, South Dakota (Sioux Falls, SD: Brown and Saenger, 1899), 11; Gary D. Olson and Erik L. Olson, Sioux Falls, South Dakota: A Pictorial History (Norfolk, VA: The Donning Company, 1985), 10.
3 Olson and Olson, Sioux Falls, 9.
4 R.E. Bragstad, Sioux Falls in Retrospect (Garretson, SD: Sanders Printing Co., 1967), 12.

Sections 9-end page 11
In the 1920s, agricultural regions in the United States faced a depression after the atypically high-price markets of World War I crashed in 1920. In 1921, the first bank closed in South Dakota and, by January 1925, 175 banks had closed. Despite the agricultural depression, Sioux Falls' building industry continued to do well until the 1929 stock market crash then it reached a low in 1934, with only fifty new homes built that year. In 1933, only a quarter of a million dollars of new construction occurred in the city, compared to over two million dollars of construction that had occurred in 1929. This closely aligned with national trends for which the low in the construction industry hit also in 1933.

The promotion of new construction was a preferred method to reactivate the economy and building statistics were promoted as indicators of economic health. A February 1937 supplement to the local Sioux Falls Daily Argus Leader, which sought to promote the recovery of the local construction industry, featured homes of the "small family-type" being built in the Pendar Lane area. The supplement claimed that 300 permits for new houses had been filed for projects throughout the city. New houses were being built in outlying residential districts like Pendar's Grove, Riverview Heights, and Columbia Heights. They were promoted as having unique designs, unlike planned subdivisions in other cities, and for their use of durable materials like brick.

In Sioux Falls, most residential resources that have been recorded in the state architectural survey to date and have construction years from the 1930s are found in Sherman, Hayes, All Saints, and McKennan Park Historic Districts. The National Register historic districts each have periods of significance that extend to about 1940, when their primary development periods had ended. Hayes Historic District has twenty-one contributing houses from the 1930s (out of 136 total resources), McKennan Park has sixteen (out of 141), All Saints has twelve (out of 242), and Sherman Historic District has seven (out of 117). Other 1930s residential resources in Sioux Falls have been surveyed as eligible for the National Register but have not been listed. In 1992, two sets of four Tudor-style townhomes were recorded in the 500 and 600-blocks of S. Western Avenue. About nine eligible farms were recorded in 1995, only one of which is extant, that were built as part of a New Deal Resettlement Administration farms project in Sioux Falls. Others have been identified through surveys of the Riverview Heights, Pettigrew Heights, and Pendar Lane neighborhoods in 2005, 2009, and 2013 respectively. The other recorded 1930s single-

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5 J.L. Orr, *Prices Paid to Producers of South Dakota Farm Products: 1890-1930*. Agricultural Experiment Station Bulletin No. 259 (Brookings: South Dakota State University, 1931).
6 Olson and Olson, *Sioux Falls*, 114.
7 Ibid., 114.
10 "Modern Sioux Falls in Pictures," *Daily Argus Leader* (Sioux Falls, SD), February 1, 1937.
11 Ibid.
12 *Daily Argus Leader* (Sioux Falls, SD), February 1, 1937.
family houses range from 1.5 to 2.5 stories in height; have stucco, board, and brick siding; and, where present, tend to have architectural details from Colonial Revival or Tudor Revival styles. Houses in the Riverview Heights were larger and more elaborate than typical homes of the time period; six of about fifty homes in Riverview Heights were recorded with 1930s construction dates. A handful of 1930s duplexes, triplexes and modest apartment buildings have also been recorded in Sioux Falls. The LaSalle Apartments in the Pettigrew Heights neighborhood is in a three-story Art Deco building built in 1937, which was listed in the National Register in 1998.  

The Pendar Lane Neighborhood: Hunter’s Addition and Maplewood Park Addition

An area that became known as Pendar Lane (alternatively Hunter’s Grove) was first set aside for residential development in June 1887, when a U-shaped section of twenty-three city blocks was platted and recorded with the city of Sioux Falls as Hunter’s Addition, named for first residents and investors Henry R. and Mary H. Hunter.  

Although early in the city’s history, they anticipated that residential development would eventually extend that far south of the main commercial core of the city. Still a rural area in the 1890s, the area became known as Hunter’s Grove and only a handful of residences were built in that period. In the 1910s, the city of Sioux Falls experienced a period of growth fueled by a generally healthy economy and the introduction of major companies like the meat-processing firm, John Morrill & Co. Streets were first laid out through the neighborhood by 1891, but when development increased in the 1910s, they were renamed in 1916 to align with the city’s run of numbered streets. In the 1910s and 1920s, the increasingly popularity of the automobile allowed workers to live further from their places of employment and led homeowners to start building detached and then attached garages on their lots. The city’s growth in population during the 1920s fueled residential development, including into Hunter’s Addition.

In the 1930s, the Pendar Lane area was one of the locations in the city where development did slowly continue, despite the Great Depression’s sobering effect on the construction industry. In 1933, the ten blocks at the center of the U-shaped Hunter’s Addition was platted as Maplewood Park Addition with the slighy-curving Pendar Lane road laid through the center north-to-south. Maplewood Park Addition was surveyed by Albert A. Chenoweth and platted by A.B. Fairbank, First National Bank & Trust, and Oliver S. and Ruth W. Pendar. Arthur B. Fairbank was an attorney in Sioux Falls. Oliver S. Pendar was born in Massachusetts and came to South

15 Papin and Parker, Reconnaissance Level, 10.
16 Ibid.
17 Plat Book 9, page 16, filed October 11, 1933, Minnehaha County Register of Deeds Office, Sioux Falls, South Dakota.
18 Ibid.
19 U.S. Census Bureau, Fifteenth Census of the United States, Ward 3, Sioux Falls, Minnehaha County, South Dakota, Enumeration District #50-27 (April 1930), sheet 12A.
Dakota in 1878.\textsuperscript{20} He worked as a merchant and expanded into real estate and loans after 1886, moving from McCook County, S.D., to Sioux Falls in 1890 and becoming the appointed clerk of the federal circuit court there.\textsuperscript{21}

In the late 1930s, the economy was beginning to recover and Pendar Lane was a popular neighborhood for new construction. Nineteen new homes were built in the area in 1937, thirty in 1938, twenty-two in 1939, and thirty in 1940.\textsuperscript{22} The February 1937 supplement to the local \textit{Sioux Falls Daily Argus Leader} about the recovery of the local construction economy featured many homes of the “small family-type” being built in the Pendar Lane area.\textsuperscript{23} In the June 1939 edition of local magazine \textit{Pic Wik}, there was featured a model home in the Pendar Lane neighborhood designed by local architect Harold Spitznagel and built by contractor Oscar J. Carlson.\textsuperscript{24} The feature was accompanied by ads from local paint and furniture companies and a local bank about how readers could finance and furnish similar homes for themselves. The “Pendar Lane section” of the city merited a mention in an economic and social survey conducted in 1939 for Sioux Falls as an area “where homes in the latest style have been erected... in the recent residential upswing.”\textsuperscript{25}

In 1927, the City of Sioux Falls 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.\textsuperscript{26} In the maturing civic environment, developers of new city additions began using zoning, deed restrictions, and other legal tools more often to control the character of their neighborhood investments. When lots were first sold in the Maplewood Park Addition at Pendar Lane, most deeds included restrictions requiring that only one house and garage were built per lot and that houses had to be worth at least $5,000. These restrictions indicate the developers’ goals for the status of the neighborhood by excluding multi-family residences and apartment buildings, and specifying a relatively high home value for the Depression-era market. In 1940, the median home value in South Dakota was only $1,618.\textsuperscript{27}

An additional restriction on the deeds required that “any lot in said addition or any part thereof shall never be owned or occupied except by one of the white or Caucasian race, except such as are in the employ of the owner or tenant.”\textsuperscript{28} Segregation in Sioux Falls and much of the North

\textsuperscript{21} Ibid., 1122-1125.
\textsuperscript{22} Papin and Parker, \textit{Reconnaissance Level}, 11.
\textsuperscript{23} “Modern Sioux Falls in Pictures,” \textit{Daily Argus Leader} (Sioux Falls, SD), February 1, 1937.
\textsuperscript{24} “Thousands View Carlson Model Home in Pendar Lane District,” \textit{Pic Wik Magazine} 1(1) (Sioux Falls, SD) June 30, 1939.
\textsuperscript{25} Arthur Horton, \textit{An Economic and Social Survey of Sioux Falls, SD: 1938 – 1939} (Sioux Falls, SD: City of Sioux Falls, 1939), 98.
\textsuperscript{26} Bragstad, \textit{Sioux Falls in Retrospect}, 159.
\textsuperscript{27} U.S. Census Bureau, “Median Home Values: Unadjusted,” Historical Census of Housing Tables, accessed online: http://www.census.gov/hhes/www/housing/census/historic/values.html.
\textsuperscript{28} Deed Book 143, page 6, filed September 6, 1938, Minnehaha County Register of Deeds, Sioux Falls, South Dakota.
was not statutory like in the South during the Jim Crow era, but it was real and present in person-to-person interactions, refusals of service, and private legal restrictions. Covenant deed restrictions were a common tool nationwide to exclude particular races or ethnicities from residing in a given place.\footnote{Julie Rose, “Hider in Old Home Deeds, A Segregationist Past,” \textit{NPR} (February 6, 2010), accessed online: \url{http://www.npr.org/templates/story/story.php?storyId=122484215}.} In 1926, the U.S. Supreme Court refused to hear a case called \textit{Corrigan v. Buckley} about housing discrimination by private contract, validating their use. In the 1930s, the Federal Housing Administration even promoted race-based covenant restrictions for properties developed under their loan programs on the belief that neighborhood stability was assisted by preventing the residency of “inharmonious racial groups.”\footnote{U.S. Commission on Civil Rights, \textit{Understanding Fair Housing}, Pub. 42 (Washington DC: GPO, February 1973), 5.} The National Association for the Advancement of Colored People (NAACP) led legal challenges to housing discrimination through the 1940s. Chapters of the NAACP had been organized in Sioux Falls and Yankton in the early 1920s.\footnote{Sara L. Bernson and Robert J. Eggers, “Black People in South Dakota History,” \textit{South Dakota History} 7(3) (1977), 253; Henry Lewis Suggs, “The Black Press, Black Migration, and the Transplantation of Culture on the Great Plains of South Dakota, 1865-1985,” in Henry Lewis Suggs, \textit{The Black Press in the Middle West, 1865-1985} (Westport CT: Greenwood Press, 1996), 305, 308.} In 1948, the U.S. Supreme Court in \textit{Shelley v. Kraemer} declared existing covenants unenforceable—they remained in place, but violators would not face any legal consequences. In South Dakota in 1962, the state legislature passed a bill against segregation, but through the 1960s and 1970s civil rights issues continued to be notable policy questions for the state.\footnote{Bernson and Eggers, “Black People in South Dakota,” 266-268.} In 1968, the Fair Housing Act and the U.S. Supreme Court ruling \textit{Jones v. Mayer} finally made discrimination illegal in the sale, rental, and financing of public and private property.\footnote{U.S. Commission on Civil Rights, \textit{Understanding Fair Housing}; “Historical Shift from Explicit to Implicit Policies Affecting Housing Segregation in Eastern Massachusetts,” \textit{Fair Housing Center of Greater Boston}, accessed online: \url{http://www.bostonfairhousing.org/timeline/index.html}.}

\textbf{The Owners of the Stadum-Green House}

\textit{Peter and Hildur (Granberg) Stadum}

The Stadum-Green House was built in 1938 for Peter and Hildur Stadum at the same time as several houses on the block. No houses were listed in the 1938 city directory on the 2100-block of Pendar Lane, but by 1939, house numbers 2101 and 2111 had been built on the west side of the street and 2100, 2210, 2106, and 2114 were built on the east side.\footnote{Polk's Sioux Falls City Directory, vol. 41 (Omaha: R.L. Polk & Co., 1938), 438; (1939), 419.} The Stadums were listed as residents at 2101 S. Pendar in 1939 and 1940, but they maintained a house at 822 E. 8th Street where they lived in 1938 and 1942.\footnote{Polk's Sioux Falls City Directory (1938), 318; (1939), 419; (1940), 459; (1942), 309.} They bought the lot in July 1937 from the First

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\textsuperscript{32} Bernson and Eggers, “Black People in South Dakota,” 266-268.
\textsuperscript{33} U.S. Commission on Civil Rights, \textit{Understanding Fair Housing}; “Historical Shift from Explicit to Implicit Policies Affecting Housing Segregation in Eastern Massachusetts,” \textit{Fair Housing Center of Greater Boston}, accessed online: \url{http://www.bostonfairhousing.org/timeline/index.html}.
\textsuperscript{34} Polk's Sioux Falls City Directory, vol. 41 (Omaha: R.L. Polk & Co., 1938), 438; (1939), 419.
\textsuperscript{35} Polk's Sioux Falls City Directory (1938), 318; (1939), 419; (1940), 459; (1942), 309.
National Bank & Trust and built the house in 1938. The deed restrictions on house value and race discussed in the history of the neighborhood were repeated when the Stadums sold the house in 1940, but did not appear on any subsequent deeds.

Peter Stadum was born in Hadeland, Norway. In 1904, he immigrated with his father to the Canton area of Lincoln County, an area with a large Norwegian immigrant community. They were joined by his mother and siblings the next year, but two young brothers soon died from illnesses contracted on the journey. Peter moved to the larger city of Sioux Falls, and beginning in 1911, Peter owned the Stadum Brothers Company with his brother Morris, a general contracting company that specialized in concrete work. Peter's first wife was Emma Skjeldaas who died in 1917. After service in World War I, he married Hildur Granberg.

In addition to the Stadum Brothers Company, Peter Stadum was involved with several business ventures. With L.E. Darst, he was an owner of the Stadum-Darst Oil Company, which operated a few filling stations around town in the 1930s. Both of his companies had offices in the Western Surety Building. In 1931, he was one of the directors with Darst and others of the new Golden Mica Insulation Company, which planned to manufacture and install insulation and other building materials. In 1948, brothers Peter, Morris, and Halge Stadum had a partnership in the company Acme Concrete with Severin Norlin, Arthur Norlin, and Arnold Jamtgard. In 1954, Peter, Morris, and Halge had Stadum Construction Co. Although later partners included Arthur O. Larsen and brother-in-law Perry L. Juel. His companies had several contracts for sidewalk and other pavement work in Sioux Falls as well as a contract in the town of Freeman in.

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36 Deed Book 143, page 6, filed September 6, 1938, Minnehaha County Register of Deeds, Sioux Falls, South Dakota.
37 Deed Book 143, page 6, filed September 6, 1938, and Deed Book 148, page 520, filed August, 26, 1940, Minnehaha County Register of Deeds, Sioux Falls, South Dakota.
38 Dakota Farmer’s Leader (Canton, SD), February 3, 1905.
39 Ibid.
40 Morris Stadum built a two-family house at 1701/1703 S. Dakota Ave. in Sioux Falls, now part of the Hayes Historic District (SHPO ID# MH00001500). “Hayes Historic District”; Polk’s Sioux Falls City Directory (1938), 318; (1965), 589.
43 Polk’s Sioux Falls City Directory (1938), 318.
44 The Daily Plainsman (Huron SD), January 31, 1931.
45 Polk’s Sioux Falls City Directory (1948), 26.
46 Polk’s Sioux Falls City Directory (1954), 541; (1958), 387; (1959), 435.
Hutchinson County, southwest of Sioux Falls. The Stadium stamp is found in several sidewalks throughout the Pendar Lane neighborhood. Peter retired in 1963 and died in 1976.

Marion L. and Winifred W. (Jones) Green

In August 1940, the Stadiums sold the house to Marion L. and Winifred W. Green, who lived at the house until 1954. Marion Green was a buyer for John Morrell & Co. Morrell’s meat-packing company was opened in 1911 and became a major industry in Sioux Falls. Marion died in August 1953 at the age of 60.

Robert J. and Jean A. (Schreurs) Van Anne

In 1956, Robert J. and Jean A. Van Anne bought the house from Winifred Green. Robert Van Anne was born in Rock Rapids, Iowa and moved to Sioux Falls with his wife Jean in 1955. Robert operated the Soo Speedway racetrack in 1956-1957, the Missile Muffler Service in 1958, and was the manager of the Farm & Home Supply in 1960-1961. Robert died in March 1962 at age 39 after an illness. Jean and three children stayed on at the house. She remarried Joe W.

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47 For instance: Municipal Journal 37 (October 8, 1914), 543; The American Contractor (September 29, 1917), 29; Freeman Courier (SD), July 16, 1953; The Daily Republic (Mitchell, SD), May 11, 1967.
49 Deed Book 148, page 520, filed August 26, 1940, Minnehaha County Register of Deeds, Sioux Falls, South Dakota; Polk’s Sioux Falls City Directory, vol. 43 (Omaha: R.L. Polk & Co., 1940), 459; (1942), 434; (1934), 169; (1935), 168.
50 Polk’s Sioux Falls City Directory (1942), 133; (1953), 175.
54 Inwood Herald (IA), March 22, 1962.
55 Polk’s Sioux Falls City Directory (1956), 597; (1957), 597; (1958), 422; (1960), 514; (1961), 508.
57 Inwood Herald (IA), March 22, 1962; Polk’s Sioux Falls City Directory (Omaha: R.L. Polk & Co., 1967), 214.
Caldwell and they sold the house to James and Nancy Daggett in April 1968. The present owners, Harlan and Harriet Pietz, bought the house in June 1972.

The American Small House

In the 1920s to early 1950s, a new single-family house type emerged to meet changing needs of domestic architecture. The American Small House was compact but modern, could be built quickly, made efficient use of materials, incorporated new technologies and conveniences, and was easier for a single nuclear family to maintain without servants or staff. Following the First World War, there was a housing shortage that the industry sought to redress with house designs that would also support traditional family structure in the face of the Jazz Age. Single-family housing was promoted by reformers as a stabilizing force in society. In 1922, Better Homes in American Inc. organized and began a national campaign to promote design and aesthetics for remodeling and new construction of housing. The national organization and its local committees hosted demonstrations and competitions to promote good design.

Drawing from trends for period revival styles of architecture and cottage-scaled housing, houses began to reflect a trend toward modest, intimate, and hearth-centered domestic spaces. Many houses continued to use period revival detailing in a minimal way, but the small house type could also accommodate International style detailing that reflected Modernist tastes spreading from Europe in the interwar years. Those promoting small houses occasionally voiced strong criticism of past architectural styles:

Often the Modern American home, particularly in the period of building just past, has been a creation that could make no proper claims to simplicity. Many of these houses were overburdened with brackets, with heavy cornices, with porches that did not attach themselves naturally to the house. In many of these buildings there was a misarrangement of doors and windows of curious sizes and shapes, queer patterns in shingles, useless balconies and balustrades, cumbersome brickwork. In a word, junk.

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58 Deed book 258, page 655, filed April 16, 1968, Minnehaha County Register of Deeds, Sioux Falls, South Dakota
59 Deed book 283, page 505, filed June 15, 1972, Minnehaha County Register of Deeds, Sioux Falls, South Dakota
American Small House types typically had a compact footprint, low roofs; simple roof lines, minimal eaves, and minimized “waste space” like hallways and porches—all of which minimized costs in the 1930s during the Depression and conserved building materials that were in shorter supply during the Second World War. Standardization in building materials and features, such as millwork and cabinetry, was also promoted as a method for economizing the cost of construction for both manufacturers and consumers. The most basic small houses had a kitchen, living room (with dining space incorporated into one or the other), bathroom, and two to three bedrooms. From there, owners could elect to add designated dining space, an additional bedroom, and/or a garage depending on their resources. As more households were purchasing vehicles, houses had a variety of attached and detached garages. The appearance of a larger building could be assisted by attached garages and simple massing for exterior compositions. While different materials and textures could add interest, uniform color was recommended for retaining the sense of larger size for the house. The use of different groupings of windows or bay windows could also add interest in exterior composition. In design guidance for federal housing programs, liveability and privacy were primary concerns, as well as available air ventilation, light, and circulation patterns. The American Small House type fit into traditional neighborhood lots but also lent itself to lower-density subdivisions and suburban developments that grew through the twentieth-century in response to anxiety over congested urban residential life.

For the new modern small houses, the industry created planning guidance and house plan books that homebuilders could use. Companies had been producing plan books and kit homes since the early part of the century, and many of those companies continued to do so through this period. Browsing available plan books online through the Building Technology Heritage Library of the Association for Preservation Technology, several other trends can be seen. Some architects did put out their own plan books for small houses. The Small House Planning Bureau of St. Cloud, Minnesota put out several plan books for different sizes of small houses and into split-level and ranch houses. Plan books were also put out by commercial builders, manufacturers, finance companies, trade organizations, and newspapers, such as the National Lumber Manufacturers Association, the Standard Lumber Company, the Western Retail Lumberman's Association, the National Home Building Bureau, the Structural Clay Products Institute, Inc., the Bituminous Coal Institute, the Morgan Company (woodwork and milling), the Locke Stove Company, and the Southern Pine Association. Several of these hired architects to create plans for the books that simultaneously advertised their products.


FHA, Principles, 37-40.

Ibid., 37.

Ibid., 40.

Ibid.
One new group was something of an anomaly in its emphasis on partnership with professional architects. The Architects' Small House Service Bureau was created in Minneapolis in 1919 and lasted until 1942 to connect homeowners with qualified architects to customize house plans. The Bureau was created by architects with the American Institute of Architects (AIA), the lead professional organization for architects, and received the national AIA's endorsement in 1922 until 1934. The AIA was then embracing the idea that good design for affordable small houses was the democratic civic duty of architects "to protect people from bad design and poor construction." The Bureau had ten offices in different parts of the country, and they published designs in seventy-six magazines and journals as well as innumerable newspapers. Although still concerned with the "small house problem," the AIA withdrew its endorsement in 1934 because their architect members still mostly preferred to work on individual commissions and disliked the lack of control afforded them by the plan service format.

The American Small House type was promoted more widely through new federal housing programs like those created by the 1934 National Housing Act and run through the resulting Federal Housing Administration (FHA), which published guidance like their Technical Bulletin No. 4 Principles of Planning Small Houses, a publication that was reprinted several times. The FHA provided financing for individual homes, but also encouraged subdivision planning and construction because certain costs could be lowered for mass production. Since the FHA loan programs had specific standards for the projects they could fund, privately-published plan books often advertised that designs would meet FHA requirements and printed details of the loan program in the books themselves.

The need for economical construction in designing homes during the financial difficulties of the Depression years shifted easily into the economies of the limited new construction market during the Second World War. The War Production Board focused the market on areas with defense industry and agricultural use. In the immediate postwar period, Small Houses made for quick construction in the initial housing boom, but they eventually stretched into the low Ranch house type that became iconic of the 1950s and 60s.

Conclusion

In the late 1930s, residential construction in Sioux Falls was regaining momentum after the financial depression, and the economical American Small House was a showpiece building type of the interwar industry. Characteristically compact design made efficient use of materials and space, dispensing with ornamental and high-maintenance complexities. The Stadium-Green

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72 Ibid., 49-50.
73 Ibid., 51.
75 FHA, Principles.
76 Ames and McClelland, Historic Residential Suburbs, 49.
House in Sioux Falls' Pendar Lane neighborhood retains excellent integrity of materials, design, workmanship, setting, location, feeling, and association to represent this architectural trend. The house is nominated under Criterion C for Architecture at a local level of significance.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Daily Argus Leader (Sioux Falls, SD), February 1, 1937.

The Daily Plainsman (Huron SD), January 31, 1931.

The Daily Republic (Mitchell, SD), May 11, 1967.

Dakota Farmers’ Leader (Canton, SD), February 3, 1905.

Freeman Courier (SD), July 16, 1953.

Inwood Herald (IA), March 22, 1962.

Municipal Journal 37 (October 8, 1914), 543.

Pic Wik Magazine 1(1) (Sioux Falls, SD) June 30, 1939.
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: Siouxland Heritage Museums, Sioux Falls
State Archives, Pierre

Historic Resources Survey Number (if assigned): MI02900225

10. Geographical Data

Acreage of Property: Less than one

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:
Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927  or  X  NAD 1983

1. Zone: 14  Easting: 683965.3492  Northing: 4821779.4118
2. Zone: 14  Easting: 683998.8670  Northing: 4821780.6170

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

The nominated property consists of the legal boundary of Lot 1, Block 8, Maplewood Park Addition, City of Sioux Falls, Minnehaha County, South Dakota.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes the lot on which the house sits and is directly associated with the history of the house.

11. Form Prepared By

name/title: Liz J. Atmille
organization: South Dakota State Historic Preservation Office
street & number: 900 Governors Drive
city or town: Pierre  state: SD  zip code: 57501
e-mail: shpo@state.sd.us
telephone: 605-773-3458
date: January 31, 2017
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.)

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: Stadum-Green House

City or Vicinity: Sioux Falls

County: Minnehaha

State: South Dakota

Photographer: Liz Almije

Date Photographed: July 14, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:
Stadium-Green House
Name of Property

Minnehaha County, SD
County and State

SD_Minnehaha County_Stadium-Green House_0005

SD_Minnehaha County_Stadium-Green House_0006

Sections 9-end page 29
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.
Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with The Secretary of the Interior’s Standards for the Treatment of Historic Properties as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

(1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

(2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

(3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;

(4) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;

(5) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;

(6) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;

(7) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;

(8) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;

(9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

(10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and

(11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.