

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 PropertyHistoric name: Effting Grocery StoreOther names/site number: Lincoln Grocery Store

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 100 S. Grange AvenueCity or town: Sioux Falls State: SD County: 57101Not 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 B 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

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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: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>1</u>	Total

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty store
DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: restaurant
COMMERCE/TRADE: business

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7. Description

Architectural Classification

(Enter categories from instructions.)

NO STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK
STONE: Sioux quartzite

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 Effting Grocery Store was built in 1908 on the corner of Grange Avenue and W. 9th Street in Sioux Falls. It is a two-story, commercial building with primary facades on the street-facing north and west elevations. The setting is primarily residential housing and the neighborhood is west of the historic downtown and a block west of the Cathedral Historic District (as expanded in 2023). The store is on a corner that historically was an anchor point for the neighborhood, being located across the intersection from Lincoln Elementary School (now demolished and an open park lot).

The Effting Grocery Store is approximately twenty-eight feet wide from east to west and thirty-four feet long from north to south. The north facade is two bays wide, and the west is four bays wide, with a one-bay cut corner at the northwest. It has a foundation of Sioux quartzite stone in both rough-faced ashlar and rubble wall masonry. In general, less than a foot of the foundation is exposed. In the early 1960s, the interiors were remodeled with several windows and doors being infilled in order to add a second apartment unit on the ground floor, and in the early 1980s, the brick building was clad in stucco.¹ Over the decades, water infiltrating behind the stucco caused significant damage to the outer wythe of historic brick, which was made of concrete rather than fired clay. As part of rehabilitation work in 2022-2024, a new outer wythe of

¹ "Building Permits." *Argus Leader* (Sioux Falls SD), September 12, 1981, page 8D.

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concrete brick to match the original in material type, color, texture, design, and (as close as possible) size was installed to redress the damage and restore historic character of design and feeling as a commercial neighborhood grocery. The exterior walls are a white concrete brick with white mortar and accent features of charcoal-colored concrete brick in the jack-arch lintels above windows and doors, as well as in the bands running around the building at the mid-level and at the parapet. More detail and photographs of that exterior work is included in the Narrative Description section below.

Current windows and doors are replacements from the 2022-2024 rehabilitation, some of which were done to restore historic sizes of openings that were blocked in in the mid-20th century or replace windows from that midcentury period. On the interior, the building had been remodeled in the 1960s to have two apartments; it was refinished and modified for its current uses as café and office in the 2022-2024 rehabilitation.

The roof is flat, with an adhered membrane system applied to it. Also on the property are planting beds on the north and west sides of the building, a patio along the building's east side, and a large shed (built 2024) in the southeast corner of the lot.

To convey its historic significance as a corner grocery business and commercial character in the neighborhood, Effting Grocery Store retains sufficient integrity of location, setting, design, feeling and association, though integrity of material and workmanship suffered losses after the 1960s remodeling and damage following the application of stucco to its exterior in the 1980s. The 2022-2024 rehabilitation has helped restore integrity of design and feeling of the primary street-facing facades, by using an in-kind type of brick to replace the extensively damaged outer wythe. More discussion on the historic integrity is included in the Narrative Description section below.

Narrative Description

SETTING

The Effting Grocery Store was built in 1908 on the northwest corner of a residential block bounded by 9th Street to the north, Menlo Avenue to the east, 10th Street to the south, and Grange Avenue to the west. The store building sits diagonally across the intersection from a city park that was at one time the site of Lincoln Elementary School. It is from this school that the store obtained the later second name of "Lincoln Grocery," after passing out of the Effting family's management. The residential homes in the immediate surroundings are roughly contemporaneous in age to the grocery. One block west is the Cathedral Historic District, which is listed in the National Register of Historic Places (as expanded in 2023, NRIS# BC100009066).

On the rear southeast corner of the lot, there is a large shed that was built in 2024 at the site of a former 1960s garage.

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EXTERIOR

The Effting Grocery Store has a foundation of Sioux quartzite stone in both rough-faced ashlar and rubble wall masonry. In general, less than a foot of the foundation is exposed. The exterior walls are primarily a white concrete brick. The water-damaged outer wythe of the exterior brick around the whole building was replaced in-kind during the 2022-2024 rehabilitation work mentioned in the Summary above. Charcoal-colored brick accents the flat (jack) arches above windows and doorways, a two-course band running at the base of the second-story windows, and a band at the frieze of the street-facing elevations. The frieze of the street-facing elevations features, from bottom-to-top, a row of charcoal-colored bricks, a row of white-colored brick laid in a sawtooth bond, three rows of charcoal-colored brick, and five rows of the white-colored brick. All exterior doors and windows are from the 2022-2024 rehabilitation work. In the 1960s, several openings were blocked in and other windows replaced, so the new windows and doors were selected to fill the historic openings and be a design compatible to the historic fenestration. Unless otherwise noted, windows are double-hung aluminum-clad two-over-two wood sashes, and the single-leaf doors have a large window light over a single panel located in the bottom third. The parapet of the flat roof has a dark metal cap at the cornice from the 2022-2024 rehabilitation.

Approximately eight feet wide, the faceted facade at the building's northwest corner features a doorway with a fixed transom over the door. The doorway had been previously infilled during the 1960s apartment remodel and reopened during the 2022-2024 rehabilitation. New black, rectangular light sconces added in 2022-2024 are located on either side of the door. On the second floor of the corner is a single sash window.

The first floor of the north elevation has two display store window openings that had previously been largely closed in but were returned to their original size during the 2022-2024 rehabilitation. Each has a single fixed aluminum-framed window. There are three black, rectangular sconces flanking the windows. On the second floor are two single windows spaced to align with the first-floor windows.

On the west elevation, the two northernmost bays have short, fixed windows set about five feet above the foundation. The next bay to the south is an entry door that leads to the second floor, and the fourth bay has a single two-over-two window. This door and window are set a little over a foot lower than the windows. On the second floor, there are three two-over-two windows, except for the second bay where there is no window. The window in the third bay (aligned with an interior stairwell) is significantly narrower at roughly eighteen inches wide.

The rear south elevation has no fenestration. Two upper floor windows as well as a door and two smaller windows that had previously been on that elevation were closed over when the new white concrete brick was installed in the 2022-2024 rehabilitation. From this elevation, mechanical equipment on the roof is visible, and the gutter downspouts are located on this wall. There is a wooden fenced area that extends off the back of this elevation that helps to hide the presence of exhaust vents and other mechanical equipment located at the ground level.

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On the east elevation, the first level features four single windows in bays one to three and bay five and a ground-level entrance in the fourth bay. The northernmost window is tall, roughly the same height as the storefront openings on the north facade. There are four black, rectangular light sconces located on this level. Along the second level, there are three windows in bays one, two, and five. The middle window is narrower and shorter than the others. The decorative frieze band extends only a few feet to this elevation from the north facade. Off the east side of the building is a restaurant patio that spans most of the elevation and extends past the building's footprint to the south. The patio has a pergola roof about 12 ft. in height, braced post supports with wood board walls of around 6 ft. in height, and a floor of concrete pavers.

INTERIOR

Historically, the interior included an upstairs residential unit above the ground-level store. In the 1960s, remodeling included converting the store into a second apartment. The current interior largely dates to the 2022-2024 rehabilitation unless otherwise noted. There are some general characteristics that are found throughout the interior of the building. The walls are sheetrock. The windows and doorways have painted wood surrounds of simple boards with a slight edging. There are simple painted wood baseboards located in most of the spaces.

On the first floor, the entrances on the northwest corner and from the east elevation open to the dining room of the restaurant. The flooring is small, square, white ceramic tiles with a black border design. On the middle section of the north wall, a wooden slat accent feature runs up the wall and across the ceiling; it incorporates an HVAC unit at the center. The rest of the ceiling has black metal ceiling tiles, with occasional can lights. In the southwest corner is a serving counter and the walls in this corner are a white, rectangular ceramic glazed tile. Above the counter are three pendant lights. Southeast of the dining room is the bathroom with tile flooring and walls.

A small central hallway leads back to the basement stairway and the kitchen. There is a wood slat frieze in the doorway to the kitchen. The kitchen is divided into areas for food handling and for washing/cleaning. The basement is accessed by a single flight of open-riser stairs and is largely open. It has an unfinished ceiling, square wood support posts, painted stone walls, and a poured concrete floor. There is a newly added bathroom located along the east wall, a new walk-in cooler near the stairs, and an equipment room located on the south wall. The bathroom and equipment room both have original five-panel wood doors.

The second floor is accessed through the entrance door on the west exterior facade. The small entrance vestibule has the same small white tiles found in the dining room. The wood staircase has a wood handrail attached to the wall. Around the top of the staircase is a railing with wood square balusters. A large, sphere-shaped pendant light is located above the staircase. On the second floor, there are two conference rooms (with a storage closet between them) to the south of the staircase, a bathroom to the east, and open office space with corner kitchenette to north. Interior doors are now solid-leaf wood-grain doors. The flooring is hardwood except for tile in the bathroom and carpeting in the conference rooms. The open office space is divided into workspace and the kitchenette/storage area by a wood slat feature that runs from the floor to ceiling along the north wall and continues along the ceiling to the south wall. In the

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kitchenette/storage area, the kitchenette is to the south and the storage area to the west. The storage cabinet back the workspace's bookcase.

2022-2024 Rehabilitation of the Brick Facade

During the planning stages of rehabilitating this corner neighborhood grocery, the 1980s stucco was removed to uncover historic features and assess their condition. It was examined by Structural Engineers Associates of Sioux Falls. Because of extensive water damage behind the stucco, the concrete brick was found to be eroded, spalled, delaminated at many points, exhibiting displacement on the southeast corner wall, and in an irreparable condition overall. To recover historic design character, the owner sourced new concrete brick of type and size as close to the historic as possible in the current market and replicated the historic design according to what was still on the building and shown in an archival photograph from c.1960. The brick wall had three wythes on the first floor and two on the second. In the brick replacement work, only the outer wythes of brick were replaced and tied into the extant wythes of the walls. The replacement brick matched in material type, color, and texture, though the modern options were slightly larger in size. As shown in photos below, a demonstration arch was constructed to show the level of the in-kind match that could be achieved when the new brick wythe was installed.

For this rehabilitation effort, the owner began the process of applying for the federal Historic Rehabilitation Tax Credit. At the stage when stucco was removed, National Park Service staff approved it could be a certified historic structure for rehabilitation in Part 1 of the owner's tax credit application process. Given the inherent material qualities of concrete brick, the existing condition of this brick as noted by the structural engineer study (as above), and the available historical evidence to find an appropriate replacement concrete brick, the plan for exterior restoration was conditionally approved by the National Park Service proposed rehabilitation plan (Part 2). During review of an August 2023 Part 2 amendment, which included additional photos showing the match qualities of the new brick as mocked up and installed, no concerns were noted regarding the completed brick replacement. Work also saw review through Sioux Falls' Board of Historic Preservation in May 2022 and South Dakota's State Property Tax Moratorium application process in 2024.

Photographs of the Effting Grocery Store exteriors follow:

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Photograph c.1960. Records of the Minnehaha County Equalization Office, Siouxland Heritage Museums, Sioux Falls, S.D.



Pre-rehabilitation, photograph from SD SHPO survey files, 19 April 2018.

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After stucco removal, photograph by SD SHPO, 30 November 2021.



Detail of brick condition and proposed replacement comparison, from the owner in Part 2 application, May 2022.

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Completed masonry replacement, from owner in Part 2 amendment, August 2023.



Completed rehabilitation, photo by SHPO staff, 24 May 2024.

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Historic Integrity of the Effting Grocery Store

As discussed in detail in Section 8 below, the Effting Grocery Store is significant to the history of Sioux Falls as one of the few extant corner grocery businesses in the city's residential neighborhoods. Integrity of material and workmanship suffered losses after the 1960s remodeling affected fenestration and the brick walls were damaged following years of water infiltration behind stucco applied to its exterior in the early 1980s. To recover historic character in those circumstances during the 2022-2024 rehabilitation effort, the outer wythe of damaged brick, historic material, was removed. In the rehabilitation, non-historic windows and interior finishes from the 1960s or later were also removed. Remaining historic material is found in the internal wall structures, as well as in the building's stone foundation.

To convey its historic significance as a neighborhood store, the building has sufficient qualities of the other aspects of integrity for National Register eligibility—those of location, setting, design, feeling and association. Its commercial role in a residential neighborhood is conveyed by its important corner location, and it maintains its relationship to the houses around it for a strong integrity of setting and association to show how such corner stores were integrated into expanding neighborhoods for residents' convenience and the business' success. For integrity of design and feeling, the fenestration changes that happened in the 1960s and the application of stucco had altered the character of a commercial corner store. Although fenestration on the rear south wall was closed over and new mechanical equipment installed on its first floor, for the primary street-facing facades, the 2022-2024 rehabilitation has helped restore aspects of integrity of design, feeling, and association as a commercial corner store through the brick work and fenestration. In identifying and recovering the historic brickwork design of used multi-colored concrete brick, multiple banding patterns, and jack-arch lintels, the owner took care to find an in-kind type, color, and texture of concrete brick to replace the extensively damaged outer wythe of the exterior walls. So, though new material and new workmanship, effort was taken to recreate the historic design and feeling. Missing, enclosed, or damaged windows and doors on the exterior—particularly the larger commercial ground-floor windows and corner entrance door—were re-opened and modern alternatives compatible to the historic commercial character were installed. The former Effting Grocery Store continues to embody the feeling of a small neighborhood commercial property, retaining its massing, scale, and corner orientation. The rehabilitation, though involving substantial material replacement, restored visual character necessary to convey its commercial identity and significant history as a neighborhood grocery.

SHED (Non-Contributing), 2024

A 1960s garage that was on the property was demolished and replaced by a new large storage shed during the 2022-2024 rehabilitation work. The shed has a slanted roof and board-and-batten exterior. There is a doorway on the west elevation and two door openings on the north elevation – a single glass-pane door to the east and glass-pane double doors to the west.

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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.)

- ☒ 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

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1908-1954

Significant Dates

1908, 1934

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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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 Effting Grocery Store exhibits local significance under Criterion A in the area of Commerce as one of the few extant early-20th century purpose-built neighborhood grocery stores in Sioux Falls. In the city's commercial landscape, small groceries provided essential daily goods to newly expanding residential areas in the era before larger self-service grocery stores took off in the 1950s. This store exemplifies a key moment in the growth and change of food retail during the 20th Century, reflecting the dramatic growth in the availability of food items for sale as well as the development of commerce away from central business districts. Where earlier grocery stores in the city tended to be either storefront concerns in the downtown district or additions to houses within the surrounding residential districts, the Effting Grocery Store was built in 1908 for the express purpose of selling groceries. There is only one such purpose-built grocery remaining in Sioux Falls that is known to be older than this building.² Of the extant neighborhood groceries constructed between 1900 and 1910, many have been significantly altered.

The work of Catherine and Myrtle Effting, Mabel Likens, Helen Hurley, and Emma Doering at the store also represents the under-recorded work of women in managing family-owned retail operations in this period. Small grocery businesses were key economic opportunities for women, especially in family-owned operations and neighborhood settings.

The period of significance for this store extends from the date of construction in 1908, through the end of the Effting family's management in 1934, to 1954, when the building was no longer used as a neighborhood grocery. In the early 1960s, the first floor was converted into a second apartment, and the building functioned as a duplex until 2022 when rehabilitation work began to make the ground floor into a restaurant and the upper floor into offices.

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

The History of Sioux Falls

From the first arrival of the Western and Dakota Town Companies in the spring of 1857, to the 1940 census, the city of Sioux Falls grew to a population of 40,832. Real estate and land speculation—"the mania of nineteenth-century America"—was the first industry and source of wealth in Sioux Falls.³ 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.⁴ Within ten years, five additional rail

² Richard Jensen, *The Grocery Store in Sioux Falls: 1900-1950*. Context study prepared for the Sioux Falls Board of Historic Preservation (2022), 40, 56.

³ Gary D. Olson and Erik L. Olson. *Sioux Falls, South Dakota: A Pictorial History* (Norfolk, VA: The Donning Company, 1985), 9.

⁴ Olson and Olson, *Sioux Falls*, 24.

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connections to eastern markets were in place.⁵ The development of small industry early in Sioux Falls' history supported its role as a regional trade center. Important early industries included stone quarries, mills, a stone polishing works, stockyards, meat packing houses, a brewery, cigar manufacturing, and a variety of wholesale trades.⁶ Some of the prominent businesses related to the food industry included the Andrew Kuehn and Jewett Bros. wholesale grocery companies, as well as the Crescent Creamery, Fenn Bros. (confectionary and ice cream), and the Manchester Biscuit Company. One of the largest boosts to the population and commercial growth of the city came with the opening of John Morrell's meat-packing plant in 1909. The increases to the local labor force led to both expansive new residential construction and the division of older houses into multiple units. The city's population more than doubled between 1900 and 1920. In 1927, the city organized a zoning ordinance and commission, and they completed the first maps of city structures and their uses in 1928.⁷

The stock market crash in 1929 halted the building boom, and the city's population remained essentially stagnant until the post-World War II era.⁸ During the war, Sioux Falls experienced a surge in population and housing demand with the thousands of people who came in to build, operate, and attend an Army Air Forces Training Command's Radio Technical School that opened in 1942. At its height, there were around 27,000 personnel at the base.⁹ Those personnel made a tremendous impact on the commercial health of downtown Sioux Falls, and many stayed in Sioux Falls after the base was closed, building homes and opening businesses. Into the 1950s, there was a boom in the construction of houses, businesses, places of worship, cultural and athletic facilities, and schools.¹⁰ The division of larger houses into apartments and the construction of new multi-unit apartment buildings became common in older residential areas in this era as well. Development increasingly grew along new outlying commercial and industrial corridors like Minnesota Avenue, Cliff Avenue, West Avenue, and 41st Street.

By 1965, Sioux Falls' downtown had lost its dominance in the city's retail landscape. Demolition and new construction funded by corporations and federal urban renewal money made drastic physical changes in downtown Sioux Falls (although a core of historic buildings along Phillips and Main Avenues did become the focus of nascent local historic preservation efforts). At the edges of the city, shopping centers and malls built in 1968, 1974, and 1980, and residential development on the southern edge further drew major department stores and car dealerships out of downtown.¹¹ In the 1980s, banking corporations anchored the northern end of downtown and built suburban corporate office complexes on the edges of the city.¹² By 1990, Sioux Falls' population had increased to 100,814.

⁵ Olson and Olson, *Sioux Falls*, 25.

⁶ Dana R. Bailey, *History of Minnehaha County, South Dakota* (Sioux Falls, SD: Brown and Saenger, 1899), 381-397.

⁷ The first comprehensive city plan was later completed in 1950. Olson and Olson, *Sioux Falls*, 75; R.E. Bragstad, *Sioux Falls in Retrospect* (Garretson, SD: Sanders Printing Co., 1967), 159, 161.

⁸ Olson and Olson. *Sioux Falls*, 137; Bragstad, *Sioux Falls*, 73.

⁹ Olson and Olson, *Sioux Falls*, 138.

¹⁰ Olson and Olson, *Sioux Falls*, 141-142.

¹¹ Olson and Olson, *Sioux Falls*, 162-163.

¹² Olson and Olson, *Sioux Falls*, 164.

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Commercial History of Grocery Stores

The first half of the 20th century was a period of rapid change for grocery stores. Their building forms transitioned from downtown markets, specialty shops like butchers, and generalist neighborhood stores, to the comprehensive supermarkets built in the post-World War II era. Early in the century, the typical size for neighborhood grocery stores was 600 square feet. Customers typically placed orders with clerks, who retrieved most of the merchandise from shelves behind counters. Orders were routinely delivered to customers, most of whom arrived on foot and did not have the means to carry home a large order. Self-service layouts began being adopted in the late 1910s. By the early 1960s, grocery retail had moved primarily to a self-service format, new stores were often 6,000 square feet or more, and customers arrived principally by automobile.¹³

The early building types and operations of the grocery store had first formed out of developments in the last half of the 19th century. Before the Civil War, produce and bulk items such as flour and coffee were typically sold at open markets in larger cities. In rural areas, much produce was still home-grown, while bulk goods were often sold at general stores that also dealt in farm and household goods. Prepackaged goods were rare. The growing national railroad network, however, made widespread delivery of mass-produced food items possible, while wartime innovations in production made canned goods and prepackaged baked goods more palatable and affordable.¹⁴ The late 19th century also saw the birth of modern marketing and advertising, especially for manufactured consumer goods.

In the early 20th century, grocery stores distributed nonperishable stock foods, such as canned goods, prepackaged baked goods such as crackers and cookies, as well as staples like flour, coffee, and tea. If produce was stocked in grocery stores, it was inventory that could be kept at room temperature such as potatoes and apples.¹⁵ During the early years of the grocery store, Americans living in urban settings typically obtained their meat from butcher shops, breads and pastries from bakeries, and dairy products from direct delivery.¹⁶

In 1900, the city of Sioux Falls had twenty-six grocery stores. Nineteen of these were in the city's downtown district (the area bordered by 6th Street, the Big Sioux River, 11th Street, and Dakota Avenue). The Bee Hive and Shriver-Johnson department stores also both tried to operate grocery departments for a time. Only seven grocery stores were located outside downtown in residential neighborhoods. By 1910, the total number of grocery stores had increased to thirty-four, but within the total, the number of neighborhood grocery stores had jumped from seven to twenty-one.¹⁷ The city's rapid growth had meant constructing neighborhoods farther from the city core. Neighborhood groceries may have had a smaller selection and higher prices than larger stores, but they were within a reasonable walking distance for a population that traveled

¹³ James M. Mayo, *The American Grocery Store: The Business Evolution of an Architectural Space* (Westport CT: Greenwood Press, 1993), 140.

¹⁴ Mayo, *The American Grocery*, 63; Jensen, *The Grocery Store*, 9.

¹⁵ Jensen, *The Grocery Store*, 10, 11; Benjamin Davison, "Super City: Los Angeles and the Birth of the Supermarket, 1914-1941," *California History* 93(3) (Fall 2016), 11.

¹⁶ Mayo, *The American Grocery*, 140.

¹⁷ Jensen, *The Grocery Store*, 10, 56-57.

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principally on foot. Where the neighborhood population was large enough, these stores were economically viable. A 1916 survey by *Standard Remedies*, a magazine published by the Proprietary Association (now the Consumer Health Products Association) showed that 50.3% of American women shoppers purchased most of their groceries from a neighborhood store.¹⁸ Yet, the grocery industry saw substantial turnover as well. Between 1910 and 1921, nineteen of Sioux Falls' grocery stores had closed, nine had changed hands, and thirty-six were opened or relocated.¹⁹

The operation of markets and grocery stores was a viable profession for women in a time of limited opportunities, especially when the groceries were family-owned businesses. Neighborhood groceries that were run in spaces attached to the proprietors' residence raised the social acceptability of the work for women. It was also common for the older children to assist in the store outside of school hours.²⁰ In 1940, there were 65,860 women who owned or managed grocery stores in the United States. This represented 14% of all owners and managers in this field and 41% of all women owners or managers in the retail sector. Outside the grocery business, women accounted for only 10% of all retail store managers and owners.²¹ In Sioux Falls in the 1910s, a few grocery businesses in the city directories were listed under the names of women like Mary E. Dailey, Margaret B. Smith, Anna Harris, and Ollie Kagrice, while others likely had women at the helm day-to-day even if their directory listing was generic, as the Effting Grocery Store did.²²

The grocery business was also a key opportunity for immigrants who came to Sioux Falls. Although Syrian and Lebanese immigrants never accounted for more than one percent of the city's population, in 1921, they owned at least ten of the city's fifty-one grocery stores. One of the first to appear in city directories had been the K.A. Haggard & Brothers in 1909, who had their store at the corner of 8th Street and Weber Avenue.²³ For immigrant-owned groceries, the choice of goods that were stocked and languages used in the store could make the shopping experience more appealing to customers from similar backgrounds. As in other communities around the Midwest, "modest corner stores and consumer spaces lay at the heart of community identity and reflected the complex position of many marginalized Americans seeking a foothold into American society."²⁴

Changes in technology and business practices affected the commercial longevity of neighborhood grocery stores. One change was the Frigidaire company's introduction of freon in 1928, which made it safer and more affordable to have smaller appliances and equipment for the refrigeration of food. Over the 1930s, grocery stores increasingly incorporated meat departments

¹⁸ "Consumers Demand Quality First," *Standard Remedies* 2(12) (December 1916), 34.

¹⁹ Jensen, *The Grocery Store*, 12.

²⁰ Diane C. Vecchio, *Merchants, Midwives, and Laboring Women Italian Migrants in Urban America* (Champaign: University of Illinois Press, 2006), 73-75.

²¹ U.S. Census Bureau, *All Experienced Persons in the Work Force by Occupation and Industry, for the United States: 1940* (Washington, D.C.: U.S. Department of Commerce, 1943), 4.

²² Paul R. Mullins, "Marketing in a Multicultural Neighborhood: An Archaeology of Corner Stores in the Urban Midwest," *Historical Archaeology* 42(1) (2008), 92.

²³ Jensen, *The Grocery Store*, 13.

²⁴ Mullins, "Marketing," 89.

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with refrigerated counters. By 1950, nearly 90% of all Sioux Falls homes had mechanical refrigerators, which made it possible to shop for perishable goods with less frequency.²⁵ Another technology that changed food shopping patterns was the increasing numbers of houses with an automobile. With fridges and cars, the city's consumers could make fewer trips to the grocery store, and travel farther to shop at larger stores for better selection and, typically, better prices as well. Chain stores (usually self-service) also began operating in Sioux Falls in the 1920s, with two out-of-state companies—Red Owl Stores from Minneapolis MN and Council Oak Stores from Sioux City IA—having opened locations by 1928.²⁶

Larger grocery 'supermarkets' could accommodate multiple refrigerated coolers to carry the full range of meat, dairy, and frozen food products as well as shelf-stable goods from numerous brands, a "one-stop shop" for their customers. The building forms, layout, and décor became increasingly standardized as retailers attempted to create a "housewife's paradise.... of clean, well-lighted, and (above all) orderly stores."²⁷ Their integration of parking lots into site plans catered to consumers arriving by car. The space needed for such stores often meant taking down older structures around a city core or finding undeveloped lots near the edges of cities or in suburban areas. The first supermarkets had originated in the booming city of Los Angeles in southern California during the late 1920s. Sioux Falls' first was the 6,700 sq. ft. Sunshine Food store that opened in 1934 at 26th Street & Minnesota Avenue. By 1950, the city had seven supermarkets. One built in 1946 at 300 N. West Avenue was only seven blocks from the Effting Store.²⁸ In the 1940s, the number of grocery stores in the city dropped from 103 to 85, despite a 30% increase in the city's population. This trend continued and in the 1950s, the number of stores dropped to 52, despite a further 24% increase in the city's population. Supermarkets and "big box" retail stores with large grocery departments currently dominate the business in Sioux Falls. However, there is also a trend for a new generation of neighborhood grocery stores that have opened to serve the Hispanic, African, and Asian immigrant and refugee communities that have settled in Sioux Falls since the 1990s.²⁹

There are few neighborhood groceries from the early 20th century that survive in Sioux Falls. Twenty-six of the groceries that were operating in 1910 have been demolished. Of those that are extant, 826 W. 11th Street (Owl Grocery), 901 N. Duluth Avenue, 1301 S. Duluth Avenue, 1206 E. 6th Street, and 1000 W. 6th Street functioned as grocery stores for a comparable length of time to the Effting Grocery Store.³⁰ The building at 826 W. 11th Street is a similar type; it is a two-story brick masonry building with some extant storefront features, painted brick walls, and one-story extensions to the rear and side. 1301 S. Duluth is a smaller structure, a one-story wood frame building with weatherboard siding, a gable roof, and false-front facade. It has been

²⁵ Jensen, *The Grocery Store*, 17.

²⁶ Jensen, *The Grocery Store*, 15; Eric Renshaw, "Looking Back: Red Owl's Popularity in Sioux Falls lasted nearly 7 Decades," *Argus Leader* (Sioux Falls SD), May 7, 2023.

²⁷ Tracey Deutsch, "Making Change at the Grocery Store: Government, Grocers, and the Problem of Women's Autonomy in the Creation of Chicago's Supermarkets, 1920-1950 (Dissertation Summary)." *Enterprise & Society* 5(4) (December 2004), 608, 614.

²⁸ Jensen, *The Grocery Store*, 15, 19-21, 61; Davison, "Super City," 10, 17-18.

²⁹ Jensen, *The Grocery Store*, 22-23.

³⁰ Jensen, *The Grocery Store*, 26-28, 41.

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repurposed for a clock repair shop. The buildings at 901 N. Duluth (two-story, likely wood frame), 1206 E. 6th (one-story, wood frame false-front), and 1000 W. 6th (two-story masonry) have had their cladding and fenestration substantially altered.

The History of the Effting Grocery Store

Peter J. Effting was born in Lakeport, Illinois in 1866. In Chicago in 1894, he married Catherine Marloff (b.1868, sometimes “Kate”), and they had two children while living there, Myrtle in 1895 and Myron in 1898. Both Peter and Catherine were the children of German immigrants.³¹ In 1902, the Efftings moved to Sioux Falls. Peter Effting worked as a travelling sales agent until 1908 when he constructed this two-story building at the southeast corner of 9th Street and Grange Avenue for the Effting & Co. grocery. The structure was built with retail space on the first floor and a residence for their family on the second floor.

Catherine Effting operated the grocery store on a daily basis. She was noted in the 1910 census with the occupation “Dealer Retail Groceries,” in the 1930 census as “owner-grocery store,” and was generally listed in the city directories in her own entry as well as jointly with Peter in the Effting & Co.’s business entry.³² She was reportedly known to the neighborhood children as “mother Effting.”³³ Their daughter, Myrtle, worked with her mother at the store as a clerk.³⁴

The Efftings operated the store until Catherine’s death in 1931.³⁵ Peter turned over operation of the store to Myrtle, and in 1932, he moved into the city’s YMCA.³⁶ Myrtle operated the store until around 1934, when she moved to Chicago. At this time, both the store and the apartment above it were leased out briefly to Walter and Gladys Cester, who renamed it “Lincoln Grocery.”³⁷ Peter Effting died in 1935, and shortly afterward his daughter Myrtle returned from Chicago.³⁸ Having inherited the building from her father, she oversaw lease agreements for both the store and the apartment above until about 1948.

³¹ Myron married Florence Dow in 1924 and moved to 2421 S. 3rd Avenue in Sioux Falls. Florence was a grandniece of noted Sioux Falls architect Wallace Dow. U.S. Census Bureau, *Thirteenth Census of the United States: 1910-Population*, Sioux Falls, Minnehaha County, South Dakota, E.D. No. 344 (April 20, 1910), sheet 5A.

³² U.S. Census Bureau, *Thirteenth Census*, Sioux Falls.

³³ U.S. Census Bureau, *Thirteenth Census*, Sioux Falls; U.S. Census Bureau, *Fifteenth Census of the United States: 1930-Population Schedule*, Sioux Falls, Minnehaha County, South Dakota, E.D. No. 50-36 (April 11, 1930), sheet 12B; “Effting Last Rites Held This Afternoon,” *Argus Leader* (Sioux Falls SD), February 14, 1935.

³⁴ U.S. Census Bureau, *Fourteenth Census of the United States: 1920-Population*, Sioux Falls, Minnehaha County, South Dakota, E.D. No. 193 (January 3, 1920), sheet 4B; U.S. Census Bureau, *Fifteenth Census*, Sioux Falls.

³⁵ “Mrs. P. J. Effting is Found Drowned at Sherman Park,” *Argus Leader* (Sioux Falls SD), October 23, 1931.

³⁶ YMCAs at the time had residential spaces that were one of the limited options for retirement living in Sioux Falls. While larger cities typically had a variety of residential hotels that were attractive to retirees as well as travelers, Sioux Falls had few hotels of this type. Paul E. Groth, *Living Downtown: The History of Residential Hotels in the United States* (Berkeley: University of California Press, 1994), 66; *Polk’s Sioux Falls City Directory, 1935* (Kansas City MO: R.L. Polk & Co., 1935), 427.

³⁷ *Polk’s Sioux Falls City Directory, 1935* (Kansas City MO: R.L. Polk & Co., 1935), 82.

³⁸ “Effting Last Rites Held This Afternoon,” *Argus Leader* (Sioux Falls SD), February 14, 1935; “1017 W 9th,” Classified Ad, *Argus Leader* (Sioux Falls SD), January 27, 1956; *Polk’s Sioux Falls City Directory, 1937* (Kansas City MO: R.L. Polk & Co., 1937), 99.

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In 1935, leases for the store and apartment were given to Arthur and Mabel I. Likens. Arthur worked for the Minnehaha County Highway Department, while Mabel operated the store.³⁹ In 1939, the leases were turned over to Joseph B. and Helen M. Hurley, who operated the Lincoln Grocery together through 1943.⁴⁰ It was then transferred to Alfred and Emma B. Doering. Both were the children of Germans from Russia immigrants and had worked in the grocery business previously in Tripp SD and in Sioux Falls. While Alfred was listed as the proprietor of this grocery in the city directories, his wife apparently did most of the day-to-day management, as Alfred also worked as a traveling auditor for a Minneapolis firm.⁴¹ An indication of the social role of the store in the neighborhood, the Doerings held an annual Halloween party at the store. Neighborhood children were invited to stop for free drinks and a marshmallow roast. The kids were also encouraged to help the Doerings rake leaves on their property to ensure sufficient fuel for the fire.⁴²

After Alfred died in 1948, Emma continued to operate the store until 1952, when the lease was turned over, for the final time, to Albert and Eunice Werdin.⁴³ This last transaction was likely managed by Myron Effting. According to city directories and the 1950 census, in about 1948, Myrtle was committed to the state's resident mental hospital in Yankton where she was a patient until her death in 1956.⁴⁴ Starting with the 1955 directory, the store no longer appeared in the city directories, and the address was shown as vacant.⁴⁵

The location and size of the Effting Grocery Store had been a decided advantage when the building was constructed in 1908. However, by the early 1950s, customers had come to expect the wider selection and 'one stop' shopping convenience of supermarkets, and in 1946, one had opened only seven blocks away from the Effting's building. After the Lincoln Grocery closed for good in 1954, the building sat vacant until being remodeled for apartments in the early 1960s.

During the 23-year period between Myrtle Effting's operation of the store in 1932 to its closure in 1954, women owned or operated the store for parts of seventeen years. This was unusual, but not unheard of in Sioux Falls. In 1940, five of the city's grocery stores had women proprietors listed in the city directory, and four in 1950. These numbers almost certainly understate the total number of women who were managing groceries; some stores which nominally listed a man as

³⁹ *Polk's Sioux Falls City Directory, 1936* (Kansas City MO: R.L. Polk & Co., 1936), 373.

⁴⁰ U.S. Census Bureau, *Sixteenth Census of the United States: 1940-Population Schedule*. Sioux Falls, Minnehaha County, South Dakota, E.D. No. 50-39B (April 9, 1940), sheet 7A; *Polk's Sioux Falls City Directory, 1939* (Omaha NE: R.L. Polk & Co., 1939), 160; *Polk's Sioux Falls City Directory, 1944* (Omaha NE: R.L. Polk & Co., 1944), 148.

⁴¹ U.S. Census Bureau, *Fourteenth Census of the United States: 1920-Population*. Tripp, Hutchinson County, South Dakota, E.D. No. 109 (January 13, 1910), sheet 9B; U.S. Census Bureau, *Fifteenth Census of the United States: 1930-Population Schedule*. Sioux Falls, Minnehaha County, South Dakota, E.D. No. 50-31 (April 14, 1930), sheet 16B; "A. G. Doering, 55, dies in Sioux City," *Argus Leader* (Sioux Falls SD), March 2, 1948.

⁴² "Halloween Postscripts," *Argus Leader* (Sioux Falls SD), November 2, 1948.

⁴³ *Polk's Sioux Falls City Directory, 1953* (Kansas City MO: R.L. Polk & Co., 1953), 514.

⁴⁴ Myrtle is no longer listed in Sioux Falls city directories after this date, and she is listed as an 'inmate' of the state mental hospital in the 1950 census. "Myrtle Effting Rites Tuesday," *Argus Leader* (Sioux Falls SD), June 18, 1956.

⁴⁵ *Polk's Sioux Falls City Directory, 1953* (Kansas City MO: R.L. Polk & Co., 1953), 32.

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the owner may have been operated by a spouse or other female relative, and other stores are listed only by the business name.

Conclusion

The Effting Grocery Store is significant to the commercial history of Sioux Falls as an early neighborhood grocery business for the period from 1908 to 1954. It functioned as a grocery right up until supermarkets outpaced and made neighborhood stores increasingly obsolete in the middle of the 20th century. The building's configuration as a combination store and residence reflects the typical design of early family-run neighborhood groceries, and its history of women proprietors and managers reflects opportunities for women to earn an income in this business sector.

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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: _____

Historic Resources Survey Number (if assigned): MH00000762

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10. Geographical Data

Acreage of Property 0.08 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: _____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 14 Easting: 682474 Northing: 4824058

2. Zone: 14 Easting: 682490 Northing: 4824058

3. Zone: 14 Easting: 682490 Northing: 4824037

4. Zone: 14 Easting: 682475 Northing: 4824038

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

The nominated property includes the area bounded by the above UTM coordinates, roughly the north part of the following parcel: the west 50 feet of Lot 16 through to Lot 18 in Block 40 of Pettigrew's Addition to the City of Sioux Falls. This is currently in city records as Parcel ID: 012217451001000, and in Minnehaha County records as Parcel ID: 42357.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary includes the Eftting Grocery Store and its immediate surroundings.

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11. Form Prepared By

name/title: Alex Halbach (owner); with Katarina Wasley and Liz Almlie, Historic Preservation Specialists
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: 27 May 2025

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.)



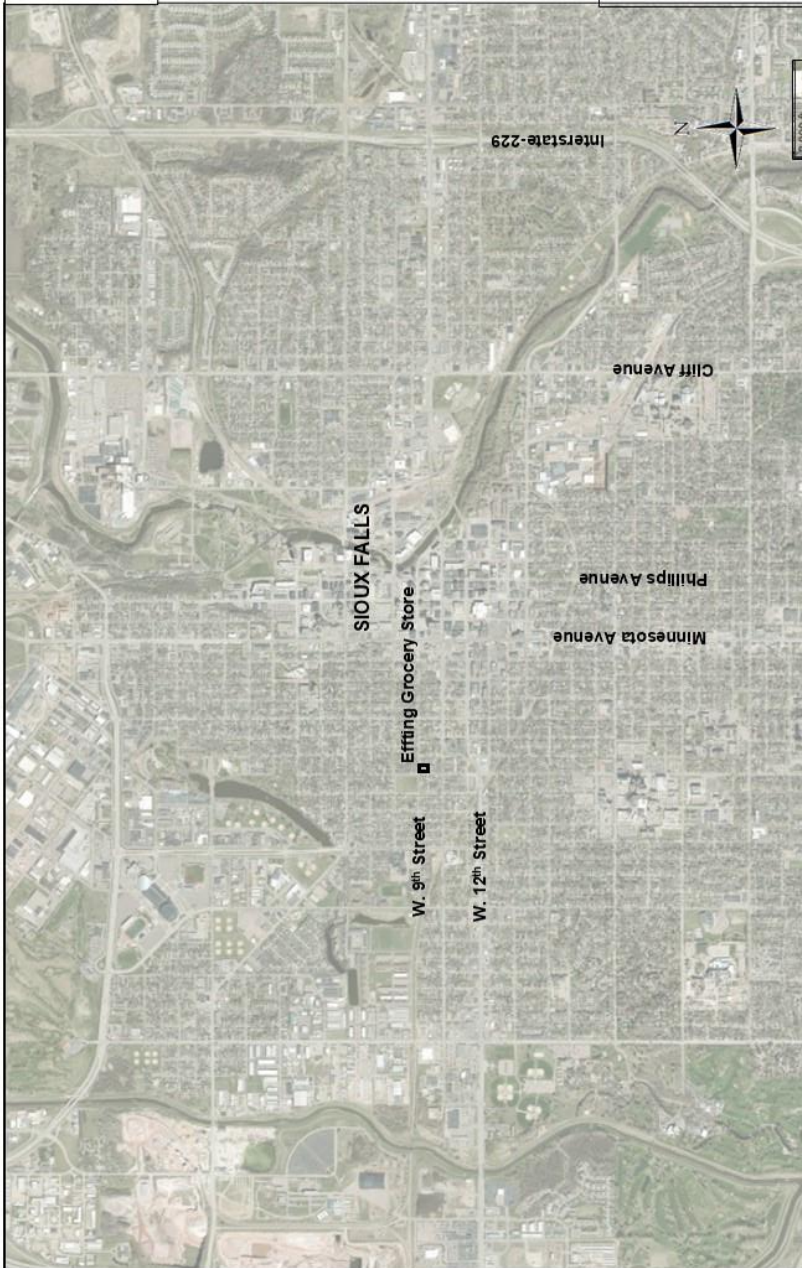
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National Register of Historic Places Nomination Review Map	
	<div style="text-align: center;"> </div> <p><input type="checkbox"/> National Register Boundary</p> <p>NOMINATION FOR: Effting Grocery Store 100 S. Grange Ave., Sioux Falls Minnehaha County, SD</p> <p>UTM Coordinates Zone 14, NAD 1983 1. E: 682474; N: 4824058 2. E: 682490; N: 4824058 3. E: 682490; N: 4824037 4. E: 682475; N: 4824038</p> <p>SOUTH DAKOTA COUNTIES</p>

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<p style="text-align: center;">National Register of Historic Places Nomination Review Map</p>	 <p>south dakota STATE HISTORICAL SOCIETY <small>DEPARTMENT OF EDUCATION</small></p>	<p><input type="checkbox"/> National Register Boundary</p> <p>NOMINATION FOR: Effting Grocery Store 100 S. Grange Ave., Sioux Falls Minnehaha County, SD</p> <p>UTM Coordinates Zone 14, NAD 1983 1. E: 682474; N: 4824058 2. E: 682490; N: 4824058 3. E: 682490; N: 4824037 4. E: 682475; N: 4824038</p>	<p>SOUTH DAKOTA COUNTIES</p> 
			

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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: Effting Grocery Store

City: Sioux Falls

County: Minnehaha County

State: South Dakota

Photographer: Katarina Wasley

Date Photographed: 24 May 2024

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



SD_MinnehahaCounty_EfftingGrocery_0001

North and west facades, camera facing southeast.

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SD_MinnehahaCounty_EfftingGrocery_0002
East and north elevations, camera facing southwest.



SD_MinnehahaCounty_EfftingGrocery_0003
West elevation and shed (under construction), camera facing east.

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SD_MinnehahaCounty_EfftingGrocery_0004
West and south elevations, camera facing northeast.



SD_MinnehahaCounty_EfftingGrocery_0005
Detail of northwest corner entrance, camera facing southeast.

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SD_MinnehahaCounty_EfftingGrocery_0006
Detail of brick masonry design at window lintels and cornice, camera facing southeast.



SD_MinnehahaCounty_EfftingGrocery_0007
Interior of first floor café, camera facing west.

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SD_MinnehahaCounty_EfftingGrocery_0008
Interior of first floor café, camera facing east.



SD_MinnehahaCounty_EfftingGrocery_0009
Interior of first floor café looking out from the kitchen, camera facing north.

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SD_MinnehahaCounty_EfftingGrocery_0010
Interior of first floor kitchen, camera facing west.



SD_MinnehahaCounty_EfftingGrocery_0011
Interior of second floor stairwell, camera facing west.

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SD_MinnehahaCounty_EfftingGrocery_0012

Interior of second floor office, kitchenette, and bathroom, camera facing northeast.



SD_MinnehahaCounty_EfftingGrocery_0013

Interior of second floor stair, looking into the second conference room, camera facing south.

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SD_MinnehahaCounty_EfftingGrocery_0014
Interior of second floor, second conference room, camera facing west.



SD_MinnehahaCounty_EfftingGrocery_0015
Interior of basement staircase, camera facing west.

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SD_MinnehahaCounty_EfftingGrocery_0016
Interior of basement, camera facing southwest.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.