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, January 11, 2017
Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the December 14, 2016 Meeting Minutes
   (Board action required) Chair

2. Public input on non-agenda items
   Chair

3. New business:
   A. Blarney Stone Irish Pub, Downtown Historic District
      329-337 S. Phillips Ave.
      (Board action required) Brian Durgin, RHRA Architects
   B. Sid's Crown Liquor, Individually Listed on the NR
      330 S. 1st Ave.
      (Board action required) Kevin Nyberg, Nyberg's ACE
   C. Harms Motor Car Company, Downtown Historic District
      104 W. 12th St
      (Board action required) Rich Jensen, Altus
   D. Kimber Residence, McKennan Park Historic District
      1600 S. 4th Ave.
      (Board action required) Kris & Amy Kimber, Homeowners
                             Brad Weber, Contractor

4. Other business:
   A. A Year in Review, 2016 Accomplishments
      Goals for the Board in 2017 – discussion at February meeting
      (Board information only)
   B. 2016 BOHP Activity Summary
      (Board information only)
   C. Updated Schedule of Meetings for 2017
      (Board information only)

Adjournment

The next meeting of the Board of Historic Preservation will be on February 8, 2017.
It will be held in the Commission Room on first floor of City Hall.
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.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 26 SDR 182, effective July 10, 2002.


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.
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 December 14, 2016

Members Present:
Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chihon
Rob Collins
Jennifer Dunle
Rachel Meyerink
Lura Roti
Robbie Veurink
Gary Conrad
Cindy Konda

Public in Attendance:
Matt & Kelly Geiger, Blarney Stone Pub

Staff Present:
Diane deJonge, Board Liaison, Urban Planner

Members Absent:

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 November 9, 2016, Meeting Minutes
   Chairperson, Tom Keller, requested a motion to approve the November 9, 2016 meeting minutes. Member Lura Roti made the motion to approve the meeting minutes. Member Shelly Sjovold 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.
   A. Chairperson, Tom Keller acknowledged the recent loss of the Copper Lounge Building and loss of life of Ethan McMahon.

3. New Business:
   A. Blarney Stone Irish Pub, Downtown Historic District
      326-337 S. Phillips Ave.
      Matt and Kelly Geiger, Owner
      (Board action required)

(over)
Matt Geiger, and wife Kelly, introduced themselves as the owners of Blarney Stone Pub in Bismark and Fargo ND. They are proposing to open the same pub at the above noted address formerly occupied by Touch of Europe, Shues, and Mi Tierra Mexican Restaurant. They noted that they have been looking for a location in downtown Sioux Falls for quite a while and noted the “vibe” of downtown is the attraction for their pub.

The building was historically known as the Nickel Plate Restaurant and the signage located on the top of the main façade was considered notable at the time of the nomination to the NPS. The signage for the Nickel Plate no longer exists on the building. The building is one-story with a light orange colored brick. A stacked bond red brick is located at the base of the east and south façade under existing windows. The east façade will have expanded storefronts and a main entrance. Towards the middle of the façade, the applicant is proposing sectional overhead doors to “open” the restaurant to the exterior. At the base of the windows on the east façade at the south corner, the existing stacked bond red brick is proposed to be replaced with painted wood paneling. On the south façade, east corner, the existing stacked bond red brick will be removed and replaced with face brick to match the existing (light orange). Most of the new windows will replace existing windows with the same opening width. Although one building, three existing storefronts exist and the new owners would like to tie it all together with a consistent aesthetic.

Board member Lura Roti asked the applicant if the new windows would be transparent vs. tinted. The applicant confirmed that the new glass would be transparent for visibility both into and out of the restaurant.

The submitted renderings indicate the existing (light orange) brick will remain, but since the renderings were submitted the owner has found that there is damage to some of the brick and would like to replace the existing with a red brick that is more consistent with their signature colors of their pubs in ND. Board members discussed the existing brick and that the color gives character to what is “historic” to the building. Item #5 of the Secretary of the Interior Standards for Rehabilitation was noted during the discussion as a consideration for keeping the existing brick and reads as follows:

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

The owners stated that they will see what can be done to find matching replacement brick for those that are damaged in lieu of replacement of all the material. In an effort to give the applicant more time to research this information, board member Cindy Konda made the motion to defer a decision on the project until the January meeting. Board member Lura Roti seconded the motion and the remaining board members voted unanimously to defer the item.

Additional Information
On review of this project for the January meeting, please note Item #6 of the Secretary of the Interior Standards for Rehabilitation should also be considered. It reads as follows:

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of

(over)
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.

B. Past Forward Conference

Rachael Meyerink

(Required information only)

Rachael attended the National Preservation Conference in Houston, TX November 15 – 18.
"The conference is the premier educational and networking event for those in the business of saving
places. This year, attendees will be energized and challenged as we consider the role preservation can
play in securing more healthy, sustainable, just and attractive cities during the 50th anniversary
celebrations of the National Historic Preservation Act."

Rachael reported that she was energized by the conference in recognizing that Place Matters and the
empowerment that neighborhoods have in historic preservation.

The 2018 conference will be located in Des Moines, IA which makes it more accessible for board
members to attend.

4. Other Business:

A. Board member Cindy Konda reported that due to her new job, it is difficult for her to break away from
work to attend the board meetings and therefore would be resigning. She will provide a letter of
resignation to the City to be forwarded to the Mayor’s Office. Chairperson Tom Keller thanked her for
her service and noted that if other board members know of someone that would be interested in joining
the board, to make an application for consideration.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member
Cindy Konda, and seconded by board member Shelly Sjovold. The motion passed unanimously. The meeting
adjourned at approximately 4:57 p.m.

The next meeting of the Board of Historic Preservation will be on January 11, 2017, at 4:00 p.m. in the
Commission Room on first floor of City Hall.
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Project Review – January 11th, 2017

Property Address – 330 S. 1st Ave.

Property Owner – Dakota Kevin

Historic District – Individually listed on the National Register

Year Built – 1929

Category – Contributing (Mission Revival architecture)

Project – Adams Oil Company/Texaco Station (1932)

Historic Description
The Texaco Super Service Station is located on the northeast corner of East 12th Street and South 1st Avenue. It is on a rectangular lot consisting of approximately one-third of the frontage along S. 1st Ave. and half of the frontage along E. 12th St. The corner is one block east of downtown, behind the Federal Building-U.S. Courthouse, and two blocks west of the Big Sioux River. The Texaco Super Service Station is set along the south wall of a neighboring one-part commercial block, but is set back about twenty-four feet from S. 1st Ave. and fifty-eight feet from E. 12th St. The space on the west and south of the Texaco building is an asphalt parking lot. The Texaco Super Service Station was built in 1929 for Adams Oil Company, becoming a Texaco-owned station in 1932, and has good integrity to the period of significance from 1929 to 1962. The building is a one-story oblong-box filling station with large display windows at the western end (the former retail space), three arched doorways into different components of the building, five wood-and-glass paneled overhead doors at each garage bay, brick wainscot and stucco siding, large brick circular panels centered on the south and west elevations, and an elaborate parapet on the south and west elevations. The parapet features a Mission style pediment and corner tower parapets with recessed arched niches.

The Texaco Service Station is a one-story gas station with an office and five garage bays, originally having the address, 200 East 12th Street. The station was built in 1929 with a stone basement, retail space in the southeast corner, restrooms in the northwest corner, three bays of "greasing" space for auto repair, and a tile wall dividing them from two bays of "washing" space on the eastern end. It is a brick tile building faced in cement brick and stucco. It has a quartzite rubble stone basement and an EPDM (Ethylene Propylene Diene Monomer) rubber roof (historically tar and gravel) with a twelve inch parapet. The south façade features painted, glazed brick wainscot with a soldier course at ground level and a rowlock course at the top, stucco siding, two entrances flanking a display window on the western end, and five garage bays on the eastern end. The western-most arched entrance has a single-leaf wood door and a recessed fanlight. The display window has a wood frame with three square transom windows across the top. The second arched entrance has a single-leaf wood door. The five overhead garage doors have survived and are on their original tracks, enclosed behind nine-paneled windows of safety glass. The six-by-three garage doors have one wood row at the top, three rows of glass panels, and two wood rows at the bottom. The doors had been enclosed with concrete block and two rows of glass block on top until the enclosure was removed in June 2012. At the same time, the lower central panels in the eastern-most garage door—cut out at some point for an entrance—were replicated and replaced. Panes of safety glass were installed in the frame of the garage bays to provide security for the current business and allow the historic doors to remain on their original tracks. The façade also features a parapet with concrete coping that rises in the center with a Mission-style pediment (characterized by steps and curved segments) and parapet sections at the corners that suggest towers. On the pediment there is a central circular panel framed in a double-course of
rowlock and soldier brick, which formerly held the Texaco logo (see Figure 4). On the corner towers are slightly-recessed arched niches that have curved iron balusters (restored in August 2012) that suggest small balconies. There is a shorter pier on the east side of the wall. On the east elevation, there is stucco siding and no fenestration. Historically, there was a large multi-paned glass window that has been infilled with concrete block and glass block, and then stucco’d over on the exterior (see Figure 5). The north elevation meets the wall of the neighboring Sid’s Crown Liquor commercial block. On the west elevation, the design matches the brick base and stucco of the façade. There is a nine-light square glass block window on the north end, an arched doorway, and then two display windows. The single-leaf door is solid wood with a fanlight that is covered over. The display windows have wood frames with three-light transoms. The cornice mirrors that on the façade with a central Mission-style pediment, circular panel, and corner towers with recessed niches. In the basement, there are the concrete stairs with metal pipe railing, rough-cut rubble-stone quartzite walls, reinforced concrete ceilings and floors, large canted wood support piers, and some of the hydraulic systems formerly used to lift cars in the garage. On the ground floor, the retail space is separated from the garage bays with a wood bead-board wainscot.

Project Description - The developers are excited about adding a 5,700 SF Nyberg’s Ace downtown convenient hardware store in the historic Texaco and Sid’s locations. As downtown Sioux Falls continues to grow, there is a need for a convenient hardware store that caters to downtown residents, employees and businesses. While the preservation of the exterior aesthetics of buildings is a major focus, the need to identify what exactly the business provides is paramount. A lot of thought and consideration has been given to the type and style of signage to be used at the location. Proposed is to keep the same size signage inset on the Sid’s building. The Texaco building will include the only light sign on the south side of the building and the motif will resemble one of the original Ace Hardware logos. Ironically, Ace was founded in 1925 the same year the building was constructed.

The interior portion of the building really will highlight the historical value of the property than its current condition. The ceilings in both buildings will be exposed to beautiful wooden trusses. The concrete floor will remain as is and polished. The garage doors from the old gas station will remain in place and the hydraulic hoists will remain in the basement. There is possibility of including old Texaco signs, Sid’s liquor décor and old fashion hardware pictures/memorabilia inside.

This certainly will be a location proud to develop and preserve. Our intent is to be great business partners with the downtown community and add to the wonderful image downtown Sioux Falls continues to develop.

Project Representative – Kevin Nyberg, Nyberg’s Ace Hardware

Neighbor Notification - No

Comments - The exterior of the building will be largely left intact. Some exterior modifications include new asphalt paving of the parking lot and striping. Addition of a dumpster enclosure at the northeast corner of the parking lot. A raised curb in front of the south garage doors to prevent cars from backing up into the building and to provide safe handicap/pedestrian access from the east parking stalls. Windows will be replaced on the west façade of the north building with all aluminum framing and insulated glass (one wood window, plate glass and anodized aluminum exists). Framing will be green to match the Texaco building on the south. New signage will replace the existing Sid’s signage. Signage will be located at the brick inset that exists on the north building.

Board Action – Required

Photos – See attached
Project Review – January 11th, 2017

Property Address – 104 W. 12th St.
Property Owner – Houwman Investment Group, Inc.
Historic District – Downtown Historic District
Year Built – 1920
Category – Contributing
Project – Harms Motor Car Company
Historic Description – See attached
Project Description – See attached
Project Representative – Rich Jensen, Altus
Neighbor Notification – No

Comments – The exterior of the building will be largely left intact. Some exterior modifications include new asphalt paving of the parking lot and striping. Addition of a dumpster enclosure at the northeast corner of the parking lot. A raised curb in front of the south garage doors to prevent cars from backing up into the building and to provide safe handicap/pedestrian access from the east parking stalls. Windows will be replaced on the west façade of the north building with all aluminum framing and insulated glass (one wood window, plate glass and anodized aluminum exists). Framing will be green to match the Texaco building on the south. New signage will replace the existing Sid’s signage. Signage will be located at the brick inset that exists on the north building.

Board Action – Required
Photos – See attached
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant’s original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name

Harms Motor Car Company

Street
104 W. 12th Street

City
Sioux Falls

County
Minnehaha

State
SD

Zip
57104

Name of Historic District
Downtown Sioux Falls Historic District

National Register district
 certified state or local district
 potential district

2. Nature of request

(check one box)

☐ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

☐ certification that the building does not contribute to the significance of the above-named district.

☐ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name

Company

Street

City

State

Zip

Telephone

Email Address

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable): (1) ☐ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which I either am attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name
Grant Houwman

Signature

Date

Applicant Entity
Houwman Investment Company

SSN
or TIN

Street
200 S. Phillips Ave., Ste. 200

City
Sioux Falls

State
SD

Zip
57104

Telephone
(605) 575-1888

Email Address
grant@houwmanco.com

NPS Official Use Only

☐ The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☐ contributes to the significance of the above-named district or National Register property and is a “certified historic structure” for rehabilitation purposes.

☐ contributes to the significance of the above-named district and is a “certified historic structure” for a charitable contribution for conservation purposes.

☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is apportioned by the State Historic Preservation Officer.

☐ does not appear to qualify as a certified historic structure.

Date

NPS comments attached

National Park Service Authorized Signature
5. Description of physical appearance

The Harms Motor Car Company is a single story garage structure with unusual brick detailing on its symmetrical six bay street facade.

The first, third, fourth and sixth bays feature large windows with dark brick lintels and rowlocks. The second bay features a tapered brick pilaster and a more ornate brick lintel. There is a garage door installed in this opening. The fifth bay contains the storefront entrance, and it features pilaster and lintel detailing identical to the garage bay.

The west alley facade and the north parking lot facade both feature multiple segmented arch windows that have been infilled with pairs of smaller single pane fixed windows that appear to date to the 1950s or 1960s.

All exterior facades have been stuccoed at various times.

At some point after the previous determination of contributing status, the existing windows were removed and the window openings were infilled with stuccoed plywood panels and smaller fixed windows. The storefront opening was given a similar treatment with a single octagonal fixed window installed above a storefront door. A second storefront door was cut into the third bay. The existing infill panels have been removed, but the second storefront door in the third bay remains.

Date(s) of building(s) 1920 Date(s) of alteration(s) 1950-1965, 1994

Has building been moved? no

6. Statement of significance

Per the 1994 nomination, the property is significant under criteria A and C:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

Under criteria A & C, the most significant change since the first survey is the removal of the original windows. Replacement of these windows with new glazing patterned to match the well-documented original configuration, and replacement of the stucco on the southern facade with a smooth finish that closely resembles the historic painted smooth face concrete block, leave this building with its historic 'massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation' intact (NRB 15).

7. Photographs and maps. Send photographs and map with application.
1. Property Name  Harms Motor Car Company  
   Street  104 W. 12th Street  
   City  Sioux Falls  County  Minnehaha  State  SD  Zip  57104  
   Name of Historic District  Sioux Falls Downtown Historic District  
   ☑ Listed individually in the National Register of Historic Places; date of listing  
   ☑ Located in a Registered Historic District; name of district  Sioux Falls Downtown Historic District  
   ☐ Part 1 - Evaluation of Significance submitted?  
   Date submitted  Date of certification  

2. Project Data  
   Date of building  1920  
   Estimated rehabilitation costs (OPE)  $700,000  
   Number of buildings in project  1  
   Start date (estimated)  12/01/2016  
   Completion date (estimated)  04/30/2017  
   Number of phases in project  1  
   Number of housing units before / after rehabilitation  0 / 0  
   Number of low-moderate income housing units before / after rehabilitation  0 / 0  
   Floor area before / after rehabilitation  sq ft  
   Use(s) before / after rehabilitation  commercial / commercial  

3. Project Contact (if different from applicant)  
   Name  
   Street  
   Zip  
   City  
   State  
   Telephone  
   Email Address  

4. Applicant  
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
   Name  Grant Houman  
   Signature  Date  
   Applicant Entity  
   Street  200 S. Phillips Ave. Ste 200  
   City  Sioux Falls  State  SD  
   Zip  57104  
   Telephone  
   Email Address  grant@houmanco.com  
   ☐ Applicant, SSN, or TIN has changed since previously submitted application.  

NPS Official Use Only  
   The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
   ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
   ☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.  
   ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.  
   Date  
   National Park Service Authorized Signature  
   ☐ NPS conditions or comments attached
5. Detailed description of rehabilitation work

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<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
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<tbody>
<tr>
<td>1</td>
<td>Roof</td>
<td>1920 forward</td>
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</tbody>
</table>

**Describe existing feature and its condition**

Existing roof consists of dimensional planking laid down over 2x12 joists spanning between bow trusses in two bays formed from narrow oak planking bolted together for strength. Trusses are webbed with additional dimensional lumber. Exterior roof consists of a modern membrane system over insulation. The membrane roof is in poor condition with several leaks. The bottom chord of the north-most truss in the east bay was compromised about 20 years ago to accommodate a vehicle hoist.

**Describe work and impact on feature**

Load bearing structures to be inspected and reinforced as necessary. Insulation within the building will be removed, and exposed wood cleaned using soda blasting. A new membrane roof will be installed on the deck, and a new roof drain system will be installed.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Exterior walls: West, North, East</td>
<td>1920, 1950-1965</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**

Exterior walls were constructed of a mix of concrete block and unfired brick. The exterior surface seems to have been largely unfired brick. About mid century, these facades were stuccoed. Subsequent to this, water has infiltrated the stucco and has severely deteriorated the brick and the stucco. Extensive portions of both the stucco and the brick have sloughed off the building resulting in a measure of compromise to the structural fabric of the west facade. The east wall is a party wall over its entire length.

**Describe work and impact on feature**

Existing stucco to be removed in its entirety. Damaged masonry to be removed and a new brick facade applied. A new door will be installed at the north end of the west facade to accommodate a building tenant.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Parapet</td>
<td>1920</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**

Existing parapet in need of tuckpointing and masonry repair. Some terra cotta tiles have been lost.

**Describe work and impact on feature**

Existing parapet to be tuckpointed using appropriate mortar. Bricks replaced as needed but will not be visible from street. Missing terra cotta tiles will be replaced in kind.
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 4 Feature Windows Date of Feature 1950-1965, 1994

Describe existing feature and its condition
Original windows have been removed throughout the exterior. West and north facade windows appear to have been replaced around mid century. The south windows were replaced in 1994. Windows in the west and north facades are past the end of their service life and are not energy efficient. Windows in the south facade are not historic in character.

Number 5 Feature Plumbing Date of Feature 1920 forward

Describe existing feature and its condition
Existing plumbing fixtures and original plumbing is inadequate to future use and is not ADA compliant.

Number 6 Feature Walls Date of Feature 1920-1994

Describe existing feature and its condition
See drawing for approximate date of various walls. Nearly all walls in the structure date to the 50s or later, beyond the period of significance for this structure. The only interior plaster/lath wall is in the smaller bathroom, and that has been drywalled over. Some exterior walls still have finished stucco on them, but it is impossible to discern the original extents of the plaster/stucco walls at this date inasmuch as the original floor plan is almost completely unknown.

Describe work and impact on feature
All interior walls to be removed. Interior surfaces of exterior walls to be cleared to masonry. No drywall will be applied to the exterior walls which will be left exposed.
<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Wiring</td>
<td>1920-1994</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
Existing wiring is a patchwork of services dating back to the construction of the building. It is neither code compliant nor sufficient.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Lighting</td>
<td>1950(?)-1994</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
No original lighting survives. Lighting in the garage area consists of a number of exposed fluorescent lights. Lighting elsewhere consists of fluorescent fixtures installed in a drop ceiling and various exposed incandescent fixtures, some operated by pull chains and others by switches.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Ceiling</td>
<td>1920-1994</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
Existing exposed ceiling includes insulation batts under plastic sheeting, homeosote boards, ceiling tile and drywall. Original plaster and lath ceiling exists under some, but not all, of these materials. The extent of the original plaster and lath ceiling cannot be determined at this time due to the significant alterations made to the walls and layout of the building's interior.

Describe work and impact on feature
All existing ceiling materials to be removed. Roof trusses, joists and sheeting to be exposed as was historically the case in the garage area.
<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>HVAC</td>
<td>1920-1998(?)</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**
Existing HVAC services consist of a patchwork of heating systems, including a transmission fluid burner. Services are inadequate for future use. A large boiler is installed in the basement, but has been out of service for some decades.

**Describe work and impact on feature**
New HVAC systems to be installed to match future use as an office/collaborative space. HVAC ductwork will be exposed generally, in keeping with the historic character of the space. The boiler will be disassembled and removed.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Doors</td>
<td>unknown - 1994</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**
Existing garage door and storefront doors are not original and are at the end of their service lives. Both storefront doors are installed in a plywood and stucco framework that will be removed in order to install new windows in these bays. There are no original interior doors. Existing doors date from the 50s forward.

**Describe work and impact on feature**
The door installed in the 3rd bay in 1994 will be removed and the bay's historic integrity will be restored. The door in the 5th bay will be replaced as part of a new storefront system that will replicate the appearance and integrity of the original entrance at this point. A matching storefront system will be installed in the 2nd bay, replacing the existing garage door. Interior doors will be removed as part of demolition. New complementary interior doors to be installed.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Decorative masonry</td>
<td>1920</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition**
Exterior decorative lintels and pilasters are in generally good condition with only a few missing bricks. The existing rowlocks have been stuccoed over and are likely unsalvageable.

**Describe work and impact on feature**
Mortar to be repaired as necessary, damaged brick to be replaced with brick having the same vintage, rake and color. Rowlocks to be rebuilt using brick having similar vintage, rake and color.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Basement</td>
<td>1920</td>
</tr>
</tbody>
</table>
Historic Preservation Certification Application
Part 2 – Description of Rehabilitation

Describe existing feature and its condition

Basement is located in the southeast corner of the building and appears to have been built strictly to house the boiler with what appears to be a coal bin constructed nearby. Basement walls are poured concrete. Access is via a non-code compliant staircase. Basement is currently used for storage.

Photo numbers _______ Drawing numbers _______

Describe work and impact on feature

Code compliant staircase to be installed. Basement will be cleaned, but will not be occupied after rehabilitation.

---

Number 14  Feature Floors  Date of Feature 1920 and forward

Describe existing feature and its condition

Existing floor is largely poured concrete slab on grade. There are two small areas of tongue and groove softwood flooring on the east side of the building. The concrete floor has been extensively damaged and altered. VCT and carpet were installed at some point in time in the existing office spaces. There are several ramps and steps throughout which accommodate the difference in grade of the various street entrances.

Photo numbers _______ Drawing numbers _______

Describe work and impact on feature

Existing carpet and tile to be removed. Existing wood flooring to be retained as possible. Some of the wood flooring will need to be removed to accommodate code compliant access to the basement. < no decision has been made yet on the rest of the flooring >

---

Number 15  Feature South facade  Date of Feature 1920, 1994

Describe existing feature and its condition

South facade was stuccoed in 1994. A heavy texture was applied to the stucco. The original facade consisted of smooth face concrete block painted white. There appears to be significant damage to the face of the concrete block along the west edge of the wall, based on inspection and a historic photo of the building

Photo numbers _______ Drawing numbers _______

Describe work and impact on feature

Existing stucco and concrete block to be spot tested. If the stucco and block are sound, the existing stucco will be ground smooth and a new layer of pigmented stucco will be applied over it, tinted a lighter and more historically appropriate color. If the existing stucco is not sound, it will be removed and a new layer of stucco applied.
Description

The "Harms Motor" building is a single story structure sitting on the west half of three lots in Gale’s Addition, and part of a fourth.

It was built in 1919 or 1920 as a non-owner occupied commercial property. From the time of its construction to about 1950, it was referred to as 104-106 W. 12th Street or just 104 W. 12th Street. During the period when it was leased to tenants it generally had a single tenant but this was not always the case. When tenancy was split, so were the addresses. Subsequently the address 104 W. 12th Street was used exclusively. Contrary to the NPS documentation attached, it does not appear that the Harms family owned this building.

The building functioned as a new car dealership for a brief period immediately after construction and for a somewhat longer period from about 1947 to 1959.

In its early years, it was home to the Harms Motor Company, or the Harms-Nielson Motor Company, which represented Autrum. After the Harms Motor Company went out of business, the building functioned as a repair shop, as a tire dealership, as a general garage, and then, after World War II, as a Nash dealership, first under Clarence Wold (c. 1947 to 1950), and then under Kenneth A. King (c. 1950 to 1959). In 1959 the building was sold to Marlon Egge who operated an automatic transmission repair shop. This was apparently the first time that the building functioned as an owner-occupied space.

The structure consists of two separate bays of bow arch trusses of equal span bearing on a center wall and running the length of the building from front to back. This design, coupled with a symmetric exterior façade suggests that the building owner anticipated that the building could be leased to one or two tenants, similar to other auto garages built at about this time (cf the "Betty Best Building" at 230 S. Main Ave.)

The brick trim on the street façade of the building has remained intact with the exception of the angled rowlock at the base of the windows. The window and door openings are original to the building on the street façade with the exception of a cutout to the right of the garage door for a garage entrance. The window openings have been filled on both the front and alley facades.

As mentioned in the NPS documentation, the brick ornamental trim is distinctive in appearance, and while the nominators described it as having an “almost Egyptian flavor”, I would be more inclined to attribute the inspiration for the brick trim to the Prairie or Arts and Crafts movements, but it is impossible to ascertain the architect’s, builder’s or mason’s intents at this late date.

The stucco on the street façade is apparently covering concrete block that may or may not have a faux stone texture pattern. What can be ascertained from period photographs is that the block façade was almost certainly painted white for much of, if not all, of the period before the application of stucco.

This building is listed as a contributing property in the Downtown Sioux Falls Historic District and is eligible for the South Dakota Property Tax Moratorium and the NPS/IRS 20% Historic Rehabilitation Tax Credit, pending the completion of a Part I "Determination of Historic Significance" application. The property is also eligible for the city’s façade easement program.
Supplemental Documentation
National Historic Register Downtown District Nomination Details:

Address: 104 W. 12th Street
Map #: 21
Historic Name: Harms Motor Company
Date Built: 1920

Harms Motor Company is a modest one story concrete block auto garage. The basically symmetrical main facade is punctuated by large brick-edged openings for storefront windows and garage doors. The shape and style of these pilaster and lintel door surrounds gives an almost Egyptian flavor to the design. The original display windows—two at the center and two on the outside flanking the doorways—are intact, and have rectangular transoms and brick lintels and sills. The main facade has a brick-topped, tile-edged parapet which projects slightly above the roofline of the main body of the building. The side walls have been covered with stucco, and the segmentally arched window openings have been partially filled in. The garage had a 50-car capacity and was originally owned by John H. and Maria Harms.

Source: 1994 NPS Nomination Form for the Downtown District, p. 18
Sanborn Fire Insurance Maps

(following page)

Source: Siouxland Heritage Museum Archives

(following page)

Source: Google Books
SOUTHWEST
Reseoe Fisher and Funfield Idal, Haven, Kan., have purchased the building next to their garage, which they will remodel for use as a salesroom for Fordson tractors and implements.

The Haa Battery Service, Cameron, Mo., has opened a new station for battery inspection, recharging and sales for Willard batteries.

W. J. Murray, Beloit, Kan., has purchased the Hammond Garage, where he will do a general garage business and handle the agency for Dodge cars.

The Army Garage and Auto Co., San Antonio, Tex., has been chartered with $100 capital stock by E. W. Scott, M. E. Cummins and F. A. Kelly.

The Sunflower Truck and Tractor Co., Emporia, Kan., has been granted a permit to do business in Texas, with headquarters at Fort Worth. Charles Suebe is agent.

Henry Sanning, Eugene, Mo., is building a much larger and better equipped garage to take the place of the one recently destroyed by fire.

L. E. Kropp, Weir, Kans., has opened a repair shop.

J. C. Brown and Roy Gardner, Elkhart, Kans., have purchased the Green Garage and acquired the agency for the Reo and Overland cars and Delco Light system and Willard Batteries.

J. M. Holmes, Leroy, Kans., has started work on his new building which will be used exclusively for an automobile and truck show room. The building is 120 x 150 ft. in dimensions. Holmes will continue to handle Overland and Dodge cars and the Traction truck.

The Kirbey Motor Car Co., Fort Worth, Tex., handling Dorsa and Eldorado cars and Economy trucks has just been opened for business with C. W. Kirbey as general manager.

G. A. Stradley, Caseby, Kans., is having plans made for a large addition to his garage, which will give an additional floor space of 10 x 100 ft. A room 40 x 50 ft. will be cut off from the remainder to be used as a display room.

The Rupert Cox Auto Supply Co., Beaumont, Tex., has been chartered with $75,000 capital stock by Rupert Cox, L. E. Ney and G. H. Sheppard.

The Host Motor Co., Dallas, Tex., has been chartered with $106,000 capital by Chauncey Holt, J. A. Dyer and J. H. Touchatone.

The Southwestern Motor Sales Co., has opened quarters in Fort Worth, Tex., where the National car will be sold. E. B. Grant and W. E. Simmons are the proprietors.

Earl C. Morris, Waukeha, Okla., has opened a first class equipment business.

C. H. Loper, Pomona, Kan., has opened a first class garage and gasoline filling station in connection with his shop and is doing all kinds of automobiles, automatic and engine work.

The Bryan Automotive Co., Ranger, Tex., which has purchased the Green Garage are now under construction. The new garage will be 100 x 100 ft. and will cost $15,000.

The Auto Repair Shop, Leavenworth, Kan., has opened for business.

C. F. Roberts and O. M. Kindle, Chanute, Kan., are a new firm which will soon open the Oriental Livery Barn, which is being renovated to a garage and saloon. They will have the agency for the Nash cars and Quad trucks for this territory.

Motor World

Packard Designed for Pneumatics

This is one of the new pneumatic tired trucks, designed to meet the demand for greater speed and wider range in truck transportation by the Packard Motor Car Co. for 1929 production. These trucks were specifically designed for pneumatic tires.

The Butler Williams Motor Co., Oklahoma City, Okla., have heard and remodeled a building which they will use for the sale and display of Peterson trucks and parts.

John Brakel, Laddonia, Mo., has opened a garage and service station.

The Nash and Hurley Motor Co., Fort Worth, Tex., distributors of the Rainier truck, will open an office and warehouse here as soon as a location can be secured. They will operate in 21 counties of Texas.

J. M. Johnson, Center, Tex., has established a Willard Battery service station here.

R. E. Henderson & Son, Smith Center, Kan. have established a Willard Battery service agency.

SOUTH

The Auto Hotel and the Leonard & Turner Motor Sales Companies have just opened their large and attractive home at Atlanta, 125-131 Ivy Street. The Auto Hotel is fire proof and has several novel ideas in auto storage, one of which is individual stalls, which are leased to the car owner. These stalls are equal in almost every respect to a private garage. They have a storage capacity of approximately 200 cars and will be open day and night. Leonard & Turner Motor Sales Co. has not furnished any passenger car or truck yet, but will have something later. It is at present carrying a complete stock of gasoline, oils and tires.

The Broadway Motors Co. has leased a new building at 581 Peachtree Street. The company will handle the Columbia line of automobiles. G. H. Broadway of Atlanta is the president and treasurer of the new organization. W. W. Yenale will be sales manager.

NEW GARAGES

Pioneer Auto Co. (Fifth Avenue, E. 86th Street, and Superior Street).....Duluth, Minn.

Rogers & Simonson....Bemidji, Minn.

Henry O. Pederson.....Chisholm, Minn.

E. G. Mensel.............Waconia, Minn.

F. E. Sprout............Hill City, Minn.

J. J. Thiele..............Watkins, Minn.

Oscar Erickson (addition).....Birchak, Minn. Mrs. M. Schiel & Son.....Wells, Minn.

Excelsior Auto Livery (808 H 9th Street).......Waconia, Minn.

Dickson & Hagen (repair shop).....Brainerd, Minn.

Henry Hellickson (addition 24 x 90).....Wannamonge, Minn.

Foxx & Hoppie.....Houston, Minn.

Martin Tire Co. (sales)......Fairmont, Minn.

Pine Island Auto Co.......Pine Island, Minn.

Henry Evans (service station).....Amboy, Minn.

Geiser & Kelm.............Chaska, Minn.

Ernest Johnson....Warren, Minn.

Olsen & Mathison (repair shop).....Holt, Minn.

E. Luettge..............Wyoming, Minn.

H. L. Wolters (tire shop).....St. Cloud, Minn.

Wilhelm Brovold........Baudette, Minn.

G. L. Bennett (60 E. Second Street).....Winona, Minn.

Fairmont Auto and Realty Co. (addition $1,000).....Fairmont.

Con Wedner (10 x 150).....Prattson, Minn.

Arnett & Nommier Co. (Redwood Falls).....Redwood Falls, Minn.

Nelson Bros.............Wendell, Minn.

Concord Auto Co......South St. Paul, Minn.

Echo Auto Co..............Echon, Minn.

Evaness & Sons.....Thief River Falls, Minn.

Sherman & Spalinger.....Cleiton, Minn.

J. Vikesen (Willard service station).....Montevideo, Minn.

C. C. Hirschey.............Pipestone, Minn.

Wilson & Wilson.....Molya, Minn.

L. J. Bjorngard.....Hanaka, Minn.

McNurlan & Kohonen.....St升高, Minn.

Karlstad Auto Co.............Karlstad, Minn.

O. O. Julius.....St. Clair, Minn.

Smith & Gimbade (repair shop).....Clear Lake, S. D.

P. F. Koth................Tyrandall, S. D.

Standard Motor Sales Co. (208 North Dakota Avenue).....Blick, S. D.

People's Auto Co.............Canova, S. D.

James Crago..............Hill City, S. D.

Trelman-Sims Motor Co. (Fairfax S. D. C. & Beckman (addition).....White Lake, S. D.

M. A. Chopakite.............Palawana, S. D.

Bakright & Munson.....Canning, S. D.

Harms-Nelson Motor Co. (Twelfth Street and Phillips Avenue).....Sioux Falls, S. D.

Breckie Tire and Repair Co. (addition $125,000).....Sioux Falls, S. D.

Ideal Motor Co. (William Westmiller, manager).....Milbank S. D.

Harber & Kingbury Auto Co. (Montrose, S. D.).....Sioux Falls, S. D.

G. W. Egan ($10,000 Twelfth Street and Phillips Avenue).....Sioux Falls, S. D.

Dodge Bros. ($16,000 showroom).....Billings, Mont.

Butte Buck Co. (salesroom).....Butte, Mont.

Joseph Stillman (repair shop).....Great Falls, Mont.

Clarence Busy (tire shop).....Helena, Mont.

H. E. Zachary (Northern garage).....Hardin, Mont.

H. D. Slivik.....Raynolds, Mont.

Olive Knudsen.....Noma, N. D.

Azen Bros. (repair shop).....Hattori, N. D.
Publicity blurb from *Nash Times*, an in-house publication of the Nash Motor Company

*Nash Tops All Cars in South Dakota Race*

ABOVE—Clarence Wold (right) of Wold Nash Co., Sioux Falls, South Dakota, never misses a chance for sales promotion. With him is Hershel Buchanan who drove a 1946 Nash to a stunning victory over 12 competitive-make cars in a 100-mile race before 10,000 spectators at the Sioux Empire Fair. Mr. Wold’s showroom was "packed" after the race.

Source: [http://nashparts.com/Dealership/NashdealersSC.htm](http://nashparts.com/Dealership/NashdealersSC.htm)
1927 Promotional insert in the Argus Leader

Source: Siouxland Heritage Museum Archives
C. 1978 Property survey photograph

Source: Siouxland Heritage Museum Archives
Advertisements for Wold Nash

You Will Be Ahead With
Nash
SALES — SERVICE

WOLD NASH CO.
104 W. 12th St. Phone 8550

You Will Be Ahead With
Nash
Sales and Service
WOLD NASH CO.
104-106 W. 12th St.
Phone 1815
Used Car Departments:—117 W. 7th, Tel. 1879; 419 S. Phillips, Tel. 2216

Source: Siouxland Libraries, from the 1950 (top) and 1948 (bottom) Polk City Directory
SIoux Falls Board of Historic Preservation

Project Review – January 11th, 2017

Property Address – 1600 S. 4th Ave.

Property Owner – Amy & Kris Kimber

Historic District – McKennan Park Historic District

Year Built – 1915

Category – Contributing

Project – Dr. Ericksen House (as noted in the National Register of Historic Place Nomination Form)

Historic Description
Two-and-a-half stories in height, this stuccoed, gable-roofed structure has a large gable dormer projection on its main façade. The lines of the dormer are reflected in the projecting, gabled porch. The building has slightly asymmetrical massing, with an off-center entrance, and projecting bays and wings. This irregular massing, combined with the stucco finish and the suggestion of half timbering in the dormer, gives the building Tudor Revival character. The interior of this building features oak floors and woodwork on the first and third floors, and pine on the second.

Significance
An early resident of the building (1919 – 1928) was Henry V. Harlan, Vice President of the Minnehaha National Bank. The next long-term resident was Dr. O. Charles Ericksen, a physician at the Ericksen Clinic. The Ericksen family lived here until 1976. A good example of Tudor Revival architecture, this building is also significant because it was the home of a prominent local physician.

Project Representative – Kris & Amy Kimber, Homeowners
Brad Weber, Weber Construction

Neighbor Notification – Yes

Comments – The porch floor and steps are concrete, with stucco on the walls under the floors to the ground. The columns are covered with stucco along with the header to support the roof. The roof over the sitting area is a flat roof with overhangs consistent with the original house. The roof over the entry way part of the porch is an extension of the original roof. The front porch to be used by our family for enjoyment of McKennan Park and neighborhood.

Board Action – Required

Photos – See attached
1602 S. 4th Ave. – South of 1600 S. 4th Ave.

1504 S. 4th Ave. – North of 1600 S. 4th Ave.
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, January 11, 2017
Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the December 14, 2016 Meeting Minutes (Board action required)
   Chair

2. Public input on non-agenda items
   Chair

3. New business:
   A. Blarney Stone Irish Pub, Downtown Historic District 329-337 S. Phillips Ave. (Board action required)
   B. Sid’s Crown Liquor, Individually Listed on the NR 330 S. 1st Ave. (Board action required)
   C. Harms Motor Car Company, Downtown Historic District 104 W. 12th St. (Board action required)
   D. Kimber Residence, McKennan Park Historic District 1600 S. 4th Ave. (Board action required)
   Brian Durgin, RHRA Architects
   Kevin Nyberg, Nyberg’s ACE
   Rich Jensen, Altus
   Kris & Amy Kimber, Homeowner
   Brad Weber, Contractor

4. Other business:
   A. A Year in Review, 2016 Accomplishments
      Goals for the Board in 2017 – discussion at February meeting (Board information only)
   B. 2016 BOHP Activity Summary (Board information only)
   C. Updated Schedule of Meetings for 2017 (Board information only)

Adjournment

The next meeting of the Board of Historic Preservation will be on February 8, 2017.
It will be held in the Commission Room on first floor of City Hall.
A YEAR IN REVIEW

Board of Historic Preservation
2016 Goals for the Year

Board members suggested the following goals (January 13, 2016):

- Conduct a follow up on Pendar Lane Historic District designation with the State.
  - Invite State representative to meeting to provide update on “what’s next”?
  - Promote a community workshop to do neighborhood outreach regarding individual site/home nominations.
  - Pursue individual eligibility listings for historic home/site designation so as to create a culture of preservation within the neighborhood.

  Information provided to residents.
  Individual listing for 2101 S. Pendar Ln. Liz Almlie is working with the homeowners. 
  Completed.

- Revise the board’s review form to address: the designation of “contributing or non-contributing structure/site and identifying the historic district name.
  Completed.

- Expand the Warehouse District boundary to include the multi-use East Bank properties along 8th Street, and soon to be abandoned railroad switching yard property area.
  Reviewed with Liz Almlie. Recommendation was to not expand the district since several buildings are individually listed that are in the district.

- Move the 1890 historic building construction line forward
  - There is a list of Sioux Falls buildings built prior to 1890, but consideration should be made about moving the “100 year built line” forward (ie: 1890 to 1916) to keep pace with the vulnerable historic building stock conditions.
  - It was noted that currently the oldest building in Sioux Falls is the Cataract Hotel building located at 120 S Duluth Avenue.
  Not Completed.

- Board should devote more time to sponsoring mini preservation workshops that focus on “how to”: conduct research about your site/home; determine eligible individual nominations:
  Not Completed.

- Since the month of May is designated as “Historic Preservation Month” provide writers group article about historic preservation and/or showcase various architectural building elements using photographs to conduct a historical geocaching event.
  Article by Rachael Meyerink was published in the Argus Leader Architectural Scavenger Hunt was held in May

- The board members generally agreed not to participate in the Annual Home Show event this year. It was felt the community outreach and benefits to implement the above goal suggestions would be more productive and successful.
  Completed.
BOARD OF HISTORIC PRESERVATION
2016 ACTIVITY SUMMARY

CURRENT MEMBERS
Josh Chilson  
Cindy Konda
Rob Collins  
Rachael Meyerink
Gary Conradi  
Lura Roti
Jennifer Dumke  
Shelly Sjovold
Tom Keller  
Robbie Veurink

MEMBER STATUS
- Elizabeth Shultz’s term ended in April and Cindy Konda was selected as a new member to fill the position and joined the board in May.
- Ed Lund’s term ended in May and Josh Chilson was selected as a new member to fill the position and joined the board in June.
- Adam Nyhaug’s term ended in May and Lura Roti was selected as a new member to fill the position and joined the board in June.
- Dixie Hieb’s term ended in July and Rob Collins was selected as a new board member to fill the position and joined the board in September.

MEETINGS
Twelve regular meetings were conducted in 2016.

ELECTIONS
The election of Chair and Vice-Chair was conducted at the July meeting. Tom Keller was appointed Chair and Shelly Sjovold was appointed Vice-Chair.

ACTIVITIES
- The Board of Historic Preservation (BoHP) addressed several construction related projects located in historic districts. The Board reviewed each project and made a determination whether the work would have an adverse effect or non-adverse effect on the historical significance of the property or the district. The Board reviews projects to ensure the proposed work retains the historical, cultural, or architectural features of the property and the district. The board bases its determination on the guidelines outlined in the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
• The Board addressed several façade easement grant applications. Adam Roach from the Community Development Department presented the information for each project along with the applicant. Closeouts of each of the projects were reviewed by the board when funding requests were made by the property owner.

• In recognition of National Historic Preservation Month in May, Liz Almlie and Kate Nelson provided training on *Identifying and Evaluating Potential Adverse Effects to Historic Properties.*

• In recognition of National Preservation Month in May, the Board members and the Mayor present a Mayor’s Historic Preservation award to a person or organization in the community that has demonstrated a commitment to historic preservation. This year, DakotAbilities Longfellow Center was selected as the recipient of the award for the restoration of Longfellow Elementary School.

• Mayor Huether proclaimed that May 2016 was Historic Preservation Month for the City of Sioux Falls.

• An Architectural Scavenger Hunt was conducted in May for public participation. Several people participated and $100 in gift cards that had been donated by area businesses were awarded to the top winner. Custom historic notecards were also given to the top three winners.

• A subcommittee worked to create a new walking tour brochure for Phillips Ave. in the Downtown Historic District.

• Terrace Park celebrated its centennial this year and funds were provided for the centennial brochure, memorabilia pins and banners.

• The Wallace Dow brochure was updated with new information and a map of building locations was completed. 10,000 copies were printed for distribution.

• Board Member Rachael Meyerink attended the Past Forward Conference in Houston TX in November.

• The request for review application form was updated for additional information required from an applicant/owner to improve the review process by the Board.
BOARD OF HISTORIC PRESERVATION
2017 Meeting Schedule

Following is the schedule for the Board of Historic Preservation meetings in 2017:

- Wednesday, January 11
- Wednesday, February 8
- Wednesday, March 8
- Wednesday, April 12
- Wednesday, May 10
- Wednesday, June 14
- Wednesday, July 12
- Wednesday, August 9
- Wednesday, September 13
- Wednesday, October 11
- Wednesday, November 8
- Wednesday, December 13

The Board of Historic Preservation meetings will continue to be held at City Hall in the Commission Room, 1st Floor, 224 West 9th Street, at 4:00 p.m.