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, April 12, 2017
Commission Room, City Hall
REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Introduction of new Board Member, Stephen Jackson
   Professor of History at USF

2. Approval of the March 8, 2017 Meeting Minutes
   (Board action required)

3. Public input on non-agenda items

4. New business:
   A. 406 W. 22nd St., Sherman Historic District
      (Board action required)
   B. Preservation Month Activities and Training
      a. Landscaping for historic properties w/Lance Meyerink
         and Landscape Garden Centers
   C. This Place Matters Campaign
      1. State Theatre
      2. Auburn Nash
      3. City Hall
      4. First Congregational Church
      5. Perspective Office (formerly Graham Salvage)
      6. Other properties?
      7. Yard signs at residences in historic districts?

Adjournment

The next meeting of the Board of Historic Preservation will be on May 10, 2017.
It will be held in the Commission Room on first floor of City Hall.
24:52:07:04. 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 10 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 landscape elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.


DRAFT 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

Meeting Minutes for March 8, 2017

Members Present:
Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilton
Jennifer Darrie
Rachael Meyerink
Laura Roti

Public in Attendance:
Liz Almlie, SHPO via Phone

Staff Present:
Diane deKoeveer, Board Liaison, Urban Planner
Russ Sorensen, Urban Planner
Danny Brown, Assistant City Attorney

Members Absent:
Rob Collins
Gary Conradi
Cindy Konda
Robbie Veurink

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 February 8, 2017, Meeting Minutes
Chairperson, Tom Keller, requested a motion to approve the February 8, 2017 meeting minutes. Member Rachael Meyerink made the motion to approve the meeting minutes. Member Josh Chilton seconded the motion. The motion passed unanimously.

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

(over)
Chairperson, Tom Keller inquired about the qualifications for nomination to the Historic Register. Liz Almilie responded that structure age (older than 50 years), historical significance, and integrity, are considerations. In this case, the Stadum-Green House was built in 1938 and is 79 years old. Additionally, in this case the historical significance is such the residential architectural style relative to roof, windows, doors, represents an example of American Small House type. Furthermore, the Stadum-Green House has excellent integrity of materials, design, workmanship, setting, location, feeling, and association to convey the architectural history of residential construction in Sioux Falls in the 1930's as an example of the American Small House type.

Chairperson, Tom Keller asked what modifications, if any, have been done to the house structure since 1938. Liz Almilie noted that minimal alterations have included changes to the trim at the cornice of the bay window, installation of straight trim over the exposed rafters on the front gable wing, the replacement of the front screen door, and the addition of a small mudroom within the rear ell of the building. Diane deKoeyer, Board Liaison, also noted the removal of the ornamental finials at the roof gable peaks.

Chairperson, Tom Keller commented this residence has architectural significance in that it is a unique small 1930's house type that utilized building materials of the depression era and whereby the original owner had the foresight to construct a two car garage and provide residential landscaping.

Board member Rachael Meyerink expressed her enthusiasm to have this house that is located south of the city's downtown core be nominated for listing on the National Historic Register. She inquired if other Pendar Lane property owners have requested nomination to the National Historic Register. Liz Almilie replied not at this time.

Chairperson, Tom Keller asked if a final determination is made to list the house on the National Historic Register, how is the public notified? Liz Almilie commented that the SHPO promotes the nomination on social media and the property owner is responsible for acquiring and placement of any plaques on the property.

Chairperson, Tom Keller asked if any public comments have been received either by SHPO or the city on this particular nomination request. Both Liz Almilie and Diane deKoeyer responded no public comments have been received.

Liz Almilie noted that the State Review Board will consider the nomination at their scheduled meeting to be on Thursday, April 27, 2017 at 1:00 pm, Holiday Inn-City Centre, 100 W. 8th Street in Sioux Falls SD. Any citizen may attend and provide comments at the April 27th meeting.

There were no public comments received at this meeting.

Board member, Shelly Sjovold, made a motion to approve the nomination of the Stadum-Green House, located at 2101 S. Pendar Lane in Sioux Falls, SD, for listing on the National Historic Register of Historic Places, as it meets the nomination criteria for listing on the National Historic Register. Board member, Josh Chilsen, seconded the motion. The motion passed unanimously.
Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Lura Roel and seconded by board member Josh Chilson. The motion passed unanimously. The meeting adjourned at approximately 5:06 p.m.

The next meeting of the Board of Historic Preservation will be on April 12, 2017, at 4:00 p.m. in the Commission Room on first floor of City Hall.
SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review  April 12, 2017

Property address  408 W 22nd St.

Property owner  Cherry Tree Holdings LLC
Dan Brendtro
5000 S Broadband Lane Suite 119
Sioux Falls, SD 57108

Applicant  Jeff Boldt, Sayre Assoc., Bob Natz, Natz Design

Historic District  Sherman Historic District

Year Built  Vacant lot – single family residential 0.15 acres in size

Category  Non-contributing

Project  Applicant proposes redevelopment of a vacant lot within the Sherman Historic District. The house that was located on this property burned down and has not been redeveloped.

Project Representative  Jeff Boldt, Sayre Assoc., Bob Natz, Natz Design

Neighbor Notification  Yes

Staff Comments  Secretary of Interior Standards for New Construction will apply to the development of this property.

Board action  Required

Photos  See attached
Application to the Sioux Falls Board of Historic Preservation (BOHP)
City of Sioux Falls

Both City Ordinance (Chapter 151) and State Statute (Section 1-19.1A-11.1) require certain structural projects undertaken on historic properties and in historic districts be reviewed by the Sioux Falls Board of Historic Preservation.


Secretary of the Interior's Standards for Rehabilitation
The Secretary's 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.

Please fill in the information below regarding your request to have an item heard and reviewed at the regular monthly meeting of the Board. The Board meets the second Wednesday of each month at City Hall at 4 p.m. Requests for action must be submitted to the Board liaison, Planning Office at City Hall, 224 West Ninth Street, by 5 p.m. by the first Wednesday of each month to guarantee placement on that month’s meeting agenda.

Submissions/Attachments Checklist:
The inclusion of pertinent information regarding the proposal will assist the Board in taking a precise and timely action on the project. Please provide the following items for submission of the specific project. Electronic documents are preferred.

1. Photographs of the existing structure (all elevations).
2. Photographs of adjacent structures that include elevations and front yard setbacks to the street.
3. A scaled site plan. If an addition is proposed to the front or side of the structure, the setback dimension of the addition to the street and adjacent properties must be provided.
4. Drawings and descriptions of all impacted elevations showing existing and proposed materials, size, building height, and placement of architectural features.
5. Other information as may be helpful in clarifying the project and impacts.
6. Your presence is required at the meeting for the Board to review your project.

Name of Property Owner: Dan Brendtro |
CHEEY Ttec Holdings, UC |

Address of Property for Request: 1320 S Minnesota Avenue Sioux Falls SD

Property Use: Office

Name of Contractor/Project Representative: RCM - Paul Reynolds - contractor

Email Address: paul@rcmbuild.com Phone Number: 605 553 7700