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, May 10, 2017

DESIGN CENTER
108 W. 11th St. (next to Mama Lada’s)

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the April 12, 2017 Meeting Minutes
   (Board action required) Chair

2. Public input on non-agenda items Chair

3. New business:
   A. 1310 S. Main Ave., Sherman Historic District
      (Board action required) Amy & Dave Hutchinson
      Owners
   B. 1621 S. 2nd Ave., McKennan Park Historic District
      (Board action required) Spencer Ruff, Architect
   C. 136 S. Phillips Ave., Downtown Historic District
      (Board action required) Norm Drake, Owner
      Shawn Crowley, Architect

4. Other business:
   A. Preservation Month Activities
      a. Downtown Historic projects – the past twenty-five years w/Jeff Hazard, KH Architects
         May 10, 5:30 pm -7:00 @ Design Center
      b. Landscaping for historic properties w/Lance Meyerink
         May 23, 6:00 pm @ Pettigrew Home & Museum
      c. Mayor’s Historic Preservation Award
         1. John Koch’s projects, various locations
         2. Perspective Architects Office, 525 N. Weber Ave.

Adjournment

The next meeting of the Board of Historic Preservation will be on June 14, 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 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 landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to 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.
This one-story Tudor Revival residence has a steeply pitched cross-gabled asphalt roof with minimal eave overhang with a very prominent front-facing gable on the façade, and vinyl siding. Located within the front-facing gable is a second, smaller and shorter gable that mirrors the proportions of the main gable and protrudes out about one foot from the main structure. A pair of windows is located in this smaller gable. The main entrance, which is topped by a Tudor Arch, is located in the main gable. Attached to the back east elevation of the residence is a one-story, two stall garage with a flat roof, vinyl siding, and two aluminum roll-up automobile entry doors.

This review is for razing the garage only. Due to the poor condition of the flat roofed garage, water leaks have caused rot and mold to the structure. Water has penetrated the concrete garage floor. Siding has been removed on the backside of the garage by the previous owner which has also contributed to its damage. The current owners would like to replace the existing flat roof garage with a gabled roof that would be complimentary to the house structure. The front porch columns and railing will be replaced. The existing front porch is not original to the house, but would be updated with tudor revival elements. Applicant will submit drawings for a new garage design if the BOHP allows the existing garage to be razed.

Required

See attached
Information provided by Siouxland Heritage Museum.
Damaged boards due to water leak.
Damaged concrete floor due to water penetration.
Garage roof.
Non-functional door on north side of garage. Plywood back of garage, north side.
Project Review – May 10th, 2017

Property Address – 1621 S. 2nd Ave.

Property Owner – Jessie & Peter Halverson

Historic District – McKennan Park Historic District

Year Built – 1917

Category – Contributing

Project – One story addition to side and rear of home. Add one first floor window to northside.

Historic Description – This one and a half story, buff-colored, stucco building has unusual configurations. On the main portion of the structure, the façade is wider at the bottom than at the top and the south side of the front façade is taller than the north. Second story windows are tucked into the gables, but not at the same level. On the first floor, a small bay window is decorated with relief woodwork and the front entrance is topped with an arched hood. The bay and entrance give the front façade a sculptural quality. Randomly placed windows, irregular configurations, and the animated roofline serve to make this building picturesque.

Significance – Although tax assessment records indicate that this house was built in 1919, city directories note that local architect Joseph Livermore lived here in 1917, and the residents say that grandchildren of the architect came to see the house he designed.

Project Representative – Spencer Ruff, Architect

Neighbor Notification – Yes

Comments – Secretary of Interior Standards for Rehabilitation will apply to this project.

Board Action – Required

Photos – See attached
EXISTING FRONT/EAST FACADE OF HOME AT 1621 S. 2ND AVE.

EXISTING REAR/WEST FACADE OF HOME AT 1621 S. 2ND AVE.
HOME ADJACENT TO THE NORTH OF 1621 S. 2ND AVE.

HOME ADJACENT TO THE SOUTH OF 1621 S. 2ND AVE.
Project Review – May 10th, 2017

Property Address – 136 S. Phillips Ave.
Property Owner – Norm Drake
Historic District – Downtown Historic District
Year Built – NA
Category – Non-Contributing
Project – New construction at the former Copper Lounge site
Historic Description Former building has been demolished.
Significance The northeast corner of S. Phillips Ave. and E. 10th St. is located in the Downtown Historic District and considered to be a prominent commercial corner.

Project Representative – Norm Drake & Shawn Crowley
Neighbor Notification - No
Comments – Secretary of Interior Standards for new construction and additions in historic districts will apply to this project.
Board Action – Required
Photos – See attached
The grandeur of stone is more attainable than you might think

Nichiha’s SandStone is as thrifty as it is elegant. With its subtle color and deep texture, our SandStone begs to be touched and examined more closely. Even after seeing it with their eyes and touching it with their hands, your clients will wonder how you ever managed to stay on budget. We call that a trade secret.

CinderBlock captures the look of concrete block and adds a traditional design aesthetic to any commercial building. Covering approximately 9 square feet per panel, CinderBlock goes up in a fraction of the time required by a crew of masonry contractors. CinderBlock offers two finish options, giving you more possibilities.
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Ultimate Clip with Joint Tape Attachment
10mm JL 777 Compatibility: 1/2" x 1/2" (18 & 21mm) panels
10mm JL 787 Compatibility: 1/4" x 1/2" (18 & 21mm) panels

Ultimate Horizontal Starter Track (10')
10mm M 100

Ultimate Vertical Starter Track (10')
10mm M 710 T

Single Flange Sealant Backer (6.5')
10mm PK 1015 P

Double Flange Sealant Backer (10')
10mm PK 1015 H

Corrugated Shim (4')
3mm PS 1003
10mm PS 1010

Corner Key
Dimensions (Nom. ft. - Actual mm)
3" x 10' (76.2mm x 3,030mm)
Weight (lbs. per piece) 3.89
Packaging (lin. ft. per pack) 50

Open Outside Corner
Dimensions (Nom. ft. - Actual mm)
2.96" x 10' (75.6mm x 3,030mm)
Weight (lbs. per piece) 2.98
Packaging (lin. ft. per pack) 50

KuraStone™ Clip
10mm J 720CA

Finish Clip
5mm J 310

H-Mold
Dimensions (Nom. ft. - Actual mm)
2" x 10' (50.8mm x 3,030mm)
Weight (lbs. per piece) 2.42
Packaging (lin. ft. per pack) 50

J-Mold
Dimensions (Nom. ft. - Actual mm)
.75" x 10' (19.1mm x 3,030mm)
Weight (lbs. per piece) 1.4
Packaging (lin. ft. per pack) 50

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For our popular panels such as VintageWood, we took it a step further by color matching all of our trim profiles to have in stock for fast delivery.

Thanks to our Color Xpressions system, Nichihha can customize our trim to match any color you choose on our Illumination Panels.

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Corner Key

Open Outside Corner

KuraStone™ Clip

Finish Clip

H-Mold

J-Mold

Our trim gives you options - Customize with color as go with our standard anodized finish.

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  - Tensioned Clip Installation System that includes construction-free and minimized materials.

- **No Mortar, No Mess**
  - Prefabricated panels that eliminate the need for messy mortar or costly masonry-skilled labor.

- **Protection**
  - Backed by some of the best warranties in the industry. Strong 50-year limited warranty.

- **Low Maintenance**
  - No-lacquered products. Little ongoing draining or regular maintenance needed. You get to bring your vision to life and ensure it lasts great for a long time.

- **Any Weather Product**
  - Products that can be installed year round in any climate across the country. No geographical restrictions allow more possibilities.

- **Engineered for Performance**
  - Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage path for air & moisture to escape.

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