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, June 14, 2017

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the May 10, 2017 Meeting Minutes  
   (Board action required)
   Chair

2. Public input on non-agenda items
   Chair

3. New business:
   A. 136 S. Phillips Ave., Downtown Historic District  
      (Board action required)
      Norm Drake, Owner
      Shawn Crowley, Architect
   B. 1310 S. Main Ave., window addition, Sherman Historic District  
      (Board action required)
      Ann Hutchinson, Owner
   C. 208 W. 23rd St., raze garage, Hayes Historic District  
      (Board action required)
      Jeff Mann, Home buyer

4. Other business:
   A. Election of Officers
   B. Review of Preservation Month Activities
   C. Mayor’s Historic Preservation Award  
      1. John Koch
      2. Perspective Architects Office, 525 N. Weber Ave.

Adjournment

The next meeting of the Board of Historic Preservation will be on July 12, 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 ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

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

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

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

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

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

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

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

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

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

Secretary of the Interior’s Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary’s Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to 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.
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 May 10, 2017

Members Present:
Shelly Sjovold, Vice Chairperson
Josh Chilson
Rob Collins
Gary Conrad
Jennifer Dumke
Stephen Jackson
Rachael Meyerink
Lura Roti
Robbie Veurink

Public in Attendance:
Amy Hutchinson, Applicant
Dave Abels, Applicant
Spencer Ruff, Architect, Spencer Ruff Associates

Staff Present:
Diane deKoeyer, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner

Members Absent:
Thomas Keller, Chairperson

Call to order – Vice Chairperson Shelly Sjovold called the meeting to order at 4:02 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the April 12, 2017, Meeting Minutes
Vice Chairperson, Shelly Sjovold, requested a motion to approve the April 12, 2017 meeting minutes. Member Gary Conrad made the motion to approve the meeting minutes. Member Stephen Jackson seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:
Vice Chairperson, Shelly Sjovold, 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.
3. **New Business:**

   A. 1310 S. Main Ave., Sherman Historic District

   *(Board action required)*

   Amy & Dave Hutchinson
   Owners

   1310 S. Main Avenue property, owners, Amy Hutchinson & Dave Abels, presented this application item to the Board. Mr. Abels commented that he and Amy recently closed on the purchase of the subject property. The house is located within the Sherman Historic District and was constructed in 1931. The structure is contributing to the historic district. Amy and Dave referenced the site plan and photographs provided in the Board’s information packet. They explained that 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 overhead entry doors. Due to the poor condition of the flat roofed garage, water leaks have caused rot and mold to the structure and the common wall separating the attached garage and main dwelling. 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 owners expressed they would like to replace the existing attached flat roof garage with a new detached 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.

   Diane deKoeyer explained this review is for razing the garage only. The Applicant will submit drawings for a new garage design, if the BOHP allows the existing garage to be razed.

   Board member Gary Conradi commented the garage is an accessory structure to the original contributing main dwelling structure.

   Board member Rob Collins questioned if the garage, as it stands is the original garage. He noted however, that the finished appearance of the shared wall is similar to the house.

   Board member Rachael Meyerink inquired about fixing the existing garage and how that would be accomplished. Dave responded they would certainly replace the garage roof and back wall and would need to specifically determine what structural area of the garage is leaking and also causing water damage to shared wall of the main dwelling. Board member Rachael Meyerink commented the garage structure is contributing, and that if it is torn down, it affects the contributing aspect of the property.

   Board member Lura Roti, asked if a contractor has looked at the garage to repair. The Applicant responded no.

   Board member Robbie Veurink commented that anything can be repaired, however, there are not only aesthetic and economic considerations in this case, but building safety and health considerations too. Due to the poor condition of the flat roofed garage, water leaks have caused rot and mold to the structure and the common wall separating the attached garage and main dwelling. The factors of seasonal snow and ice loads on a flat roof, along with freeze / thaw cycle, the homeowners have the burden to do what they can to fix the situation.
Board member Lura Roti stated if the garage structure is left standing, it could harm the main residential structure.

There were no additional public comments expressed for this agenda item.

Board member, Rob Collins, made a motion that as presented, the applicant’s plan to raze the garage at 1310 S. Main Avenue, would not have a detrimental effect on the Sherman Historic District. Board member, Gary Conradi, seconded the motion. The motion passed unanimously.

B. 1621 S. 2nd Ave., McKennan Park Historic District

Spencer Ruff, Architect

(Board action required)

On behalf of the 1621 S. 2nd Avenue property owner, Jessie & Peter Halverson, applicant representative, Spencer Ruff, Architect, presented this application item to the Board. Mr. Ruff commented the residence is located within the McKennan Park Historic District and was constructed in 1917. The structure is contributing to the historic district.

Mr. Ruff noted the historic residence is a 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.

Mr. Ruff referenced the site plan and photographs provided in the Board’s information packet. He explained the project is to construct a one story kitchen addition to the north side and a master bedroom suite to the rear. One first floor window to north side, along with two egress window wells will be added. Mr. Ruff mentioned the exterior of the residential structure has a heavy textured stucco. The new additions would consist of a light textured stucco to distinguish it from the original structure.

Board member Rachael Meyerink inquired about the windows on the residential structure. The applicant’s representative remarked the existing windows are to remain. The windows associated with the new additions will mirror the existing double hung windows.

Board member Stephen Jackson commented about the historic description and significance of the residential structure. Staff liaison, Diane deKoeyer, mentioned the written description is taken from national and state records at the time of the nomination.

There were no additional public comments expressed for this agenda item.

Board member, Rachael Meyerink, made a motion that as presented, the applicant’s plan to construct a residential addition at 1621 S. 2nd Avenue, would not have an adverse effect on the McKennan Park Historic District. Board member, Josh Chilson, seconded the motion. The motion passed unanimously.
C. DEFERRED
135 S. Phillips Ave., Downtown Historic District  Norm Drake, Owner
(Board action required)  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.

Diane deKoefer, staff liaison, reminded the Board members that National Preservation Month is during May. She presented the above three scheduled events and encouraged Board members to extend invitations to the public and neighborhood associations and attend these informative events. Relative to the landscape brochure for historic properties, Diane deKoefer informed the Board members that a mockup brochure was available after the meeting for their review and comments. Once completed, several copies of the brochure will be printed and available to the public.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rob Collins and seconded by board member Lura Roti. The motion passed unanimously. The meeting adjourned at approximately 5:01 p.m.

The next meeting of the Board of Historic Preservation will be on June 14, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.
SIoux Falls Board of Historic Preservation

Project Review - June 14th, 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
Application to the Sioux Falls Board of Historic Preservation (BOHP)

City of Sioux Falls

Both City Ordinance (Chapter 161) and State Statute (Section 1-18A-11.1) require certain structural projects undertaken on historic properties and in historic districts to be reviewed by the Sioux Falls Board of Historic Preservation.

24:82:07.34. Standards for New Construction and Additions in Historic Districts. New construction or additions with a historic district must comply with The Secretary of the Interior’s Standards for the Treatment of Historic Properties as incorporated by reference in 24:82:07.32.

Secretary of the Interior’s Standards for Rehabilitation,

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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.

Submission/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 elevators 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 affected 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: Boomerang Investments LLC

Address of Property for Review: 136 S. Phillips Ave, Sioux Falls, SD 57104

Property Use (Residential/Apartment/Commercial/Other): Commercial

Name of Contact/Project Representative: Norman Drake

Email Address: ndrake@legacy-developments.com Phone Number: 605.444.0401
What best describes this submission (mark all that apply)?

- [ ] Exterior Building(s) Permit
- [ ] Building Moving Permit
- [ ] Demolition Permit
- [ ] Advice of the Board
- [ ] Design Approval of a New Building

Briefly describe this project (attach additional information as necessary).

The project will consist of a retail tenant space on the first floor and a bar with roof deck patio space on the second floor. The entire second floor will be occupied by the adjacent bar, PAre.

Projects that may significantly change the features of a historic building are encouraged to be designed by a design professional. Has a design professional been consulted on this project?

- [ ] Yes
- [ ] No

If yes, please list the individual(s) and attach relevant input.

EAPC Architects Engineers
605.444.1600

If you have been in contact with anyone at the State Historic Preservation Office (SHPO) about this project, list the primary contact and any results received from the SHPO.

Confirmation that you have received and applied the Secretary of Interior Standards for your project. Please check which standards have been applied to your project:

- [ ] New Construction and Additions
- [ ] Rehabilitation

It is the owner's responsibility to notify the City of Hilltop to the Board if changes have been made to the project following approval from the Board (e.g., addition, renovation, or addition) prior to issuance of a building permit. If changes have been made, it may be determined that the Board will require a new review at the next regular monthly meeting of the Board.

NOTE: If the application submission/attachments noted in the checklist are not provided in full by the first Wednesday of the month by 8 p.m. prior to the Board meeting, the review may be delayed to the following month's board meeting. If you have any questions, please call 367-8887.

Applicant's Name:

Date: 6/7/17

Contractor's Name:

Date: 6/7/17

[Signature]

[Signature]

Staff Use Only

Date Received:

Scheduled Meeting Date:

Received By:

Board Action:
Nichiha's Illumination panels deliver sleek sophistication with ease

Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination fiber cement panel. Its smooth satin finish, easy installation and virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match. Delivering sleek sophistication comes naturally for Illumination. But don't let the pretty face fool you; there's more than meets the eye.

When compared to traditional aluminum composite and phenolic panels, Illumination delivers significantly more bang for far fewer bucks. Illumination panels add a splash of color and style to a wide array of projects.

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**Nichiha Information**

It's not what you think, it's **Illumination**

Some people see metal, others see masonry. All we see is stunning.
Get the natural look of wood with the unmatched durability of fiber cement.

Nichia provides the look of wood without the drawbacks of natural wood cladding. Built to last, our VintageWood and RoughSawn offer the rich textures of wood while providing color stability and withstanding extreme weather elements. VintageWood excels in modern refinement and works well in both modern and vintage designs. With its earthy appeal, RoughSawn adds rustic sophistication to all types of projects. Both products pair perfectly with glass, metal, and black panels, adding a touch of warmth to the coolness of these materials.

VintageWood and RoughSawn are as versatile as they are durable. Our Wood Series panels can install both vertically and horizontally and can be used in interior and exterior settings. Hidden fasteners provide a clean and beautiful look. Creating the perfect match, Nichia gives you the beauty of wood backed by the brown of fiber cement.
All the things you love about brick

The look you want...without the cost, without the hassle

Nichiha's Brick Series offers the look and timeless appeal of traditional brickwork.

The slight variations in color, the stately good looks, even the grout lines; it's all there. Thanks to a proprietary multi-layered coating process, the beauty of Nichiha is built to last. We did leave out two things: the tons of weight and the extra time required to see your project to completion... but we figured they wouldn't be missed.
The details make the design... ensure your project stands out by using our Essential Flashing System.

The Essential Flashing System includes Nichiha accessories needed to complete the system and ensure a clean, polished look. In order to achieve your design intent, it is important to consider the smallest of details. Our Essential Flashing System allows you to easily complete your project with the highest level of precision.

Nichiha takes accessory protection to the next level with a removable film layer. Once installed, simply peel off the film to reveal sleek, film-free fixtures.

Note: Each component of the Essential Flashing System is sold separately.
Don’t sweat the small stuff…we already have

Nichiha’s unique installation hardware and accessories ensure that taking your vision from the drawing board to reality is a cinch.

Completing the system just got easier...

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 systems, Nichiha can customize our trim to match any color you use on our Illumination Panels.

Nichiha’s customized Tamlyn trim adds the finishing touches to any project. It’s not only simple and sleek, but also a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels. Tamlyn trim provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Corner Key

Dimensions (in cm, ft, - actual mm) 3" x 10" (76.5mm x 3,000mm)

Weight (lbs, per piece) 2.42

Packaging (in ft, per pack) 50

Open Outside Corner

Dimensions (in cm, ft, - actual mm) 2.5" x 10" (64mm x 3,000mm)

Weight (lbs, per piece) 2.4

Packaging (in ft, per pack) 50

H-Mold

Dimensions (in cm, ft, - actual mm) 2" x 10" (50.8mm x 3,000mm)

Weight (lbs, per piece) 2.42

Packaging (in ft, per pack) 50

J-Mold

Dimensions (in cm, ft, - actual mm) 1.5" x 10" (37.5mm x 3,000mm)

Weight (lbs, per piece) 1.4

Packaging (in ft, per pack) 50

Corner Molding

Dimensions (in cm, ft, - actual mm) 3" x 10" (76.5mm x 3,000mm)

Weight (lbs, per piece) 3.05

Packaging (in ft, per pack) 50

Finish Trim

Dimensions (in cm, ft, - actual mm) 2.5" x 10" (64mm x 3,000mm)

Weight (lbs, per piece) 2.4

Packaging (in ft, per pack) 50
The look you're after, the performance we insist on.

Behind our Architectural Wall Panels is some SERIOUS TECHNOLOGY...

- **EASY INSTALLATION**
  - Innovative clip installation system that reduces installation time and eliminates mistakes.

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

- **LOW MAINTENANCE**
  - Non-fade products. Little ongoing cleaning or regular maintenance needed, 'bout to bring your vision to life and ensure it looks great for a long time.

- **ANY WEATHER PRODUCT**
  - Products that can be installed year-round in any climate across the country. No geographical restrictions means more possibilities.

- **ENGINEERED FOR PERFORMANCE**
  - Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air & moisture to escape.

Nichiha installation resources ensure optimal performance...

Never Underestimate the Power of REALLY GOOD TOOLS.

Whether you are an architect, a builder or a contractor, Nichiha wants to ensure that you have all the information you need to make your project go as smoothly as possible. The way we see it, we are partners. Our website offers a comprehensive collection of technical information, installation videos, architectural details, in-depth specifications and everything you'll ever need to know about installing Nichiha products.

Watch our installation instructions come to life - check out our installation videos today!

[Website Link]

Our in-house technical team is here to assist. If you have questions, comments or concerns, call us at 1-866-123-4567 or email us at technicalservices@nichiha.com.

Take an even deeper dive and download our in-depth installation guides.

Nichiha products are easy to install... you just need a few basic tools to get started.

[Website Link]
Project Review      June 14, 2017

Property address    1310 S. Main Ave.

Property owner      Amy Hutchinson/Ann Hutchinson
                     1310 S. Main Ave.
                     Sioux Falls, SD

Applicant           Ann Hutchinson

Historic District   Sherman Historic District

Year Built          1931

Category            Contributing

Project             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.

Project Representative Ann Hutchinson

Neighbor Notification No

Staff Comments      This review is for adding a new kitchen window to the east façade where the garage was previously attached. In addition, the applicant is requesting to replace a mismatched and deteriorating porch rail, columns and handrail with Tudor Revival style elements. The porch is not original to the house as indicated in early photos and details will be reviewed when applicant submits plans for review of building permit.

Board action       Required

Photos             See attached
                   Information provided by Siouxland Heritage Museum.
Existing east façade after garage removed.

East façade with proposed kitchen window addition
North façade with proposed bathroom window addition

Existing mismatched and deteriorating porch rail, columns and handrail with tudor revival style elements.
**Item** | 0002  
---|---  
**Unit Size** | 100SH32 0 1/2" x 3' 9 1/2"  
**Unit Operation** | Location  
**Unit Block** | Arm: N/A  
**Dimensions:** | Width | Height  
Unit: | 2' 0 1/2" | 3' 9 1/2"  
Rough Opening: | 2' 1" | 3' 10"  
Max. Circ. Open: | n/a | n/a  
Subfloor to sill Stop: | n/a | n/a  
Projection: | n/a | n/a  
**Operating Specifications:** |  
Glass Area: | n/a | SQ FEET  
Vent Area: | n/a | SQ FEET  
Max. Circ. Open: | n/a | SQ FEET  
Extension Jambs: |  

**Zone:** Non-Rated  
**U-Factor:** 0.31, **SHGC:** 0.26, **ENERGY STARS Certified:** No  

**Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**
Project Review  June 14, 2017

Property address  208 W. 23rd St.

Property owner  Deborah Javurek (current homeowner)
                 208 W. 23rd St.
                 Sioux Falls, SD

Applicant  Jeff Mann

Historic District  Hayes Historic District

Year Built  1919

Category  Contributing

Project  Two-story Prairie-style Foursquare with stucco cladding and a low-pitched hip roof. A prominent, flat roofed front porch graces the front facade and is partially enclosed by a ribbon of four-over-one double-hung sash windows with vertical muntins. Concrete steps leading to the porch are flanked by stucco-clad wingwalls. The remaining windows are either single or paired windows with five-over-one lights divided by vertical muntins.

Project Representative  Jeff Mann (current tenant, purchasing the home)

Neighbor Notification  Yes

Staff Comments  The review is for razing the existing garage only. Design for a new garage is required to be reviewed by the Board of Historic Preservation in the future before a building permit can be acquired. Based on images presented by the applicant, the existing garage is damaged at the soffit of the south facade above the garage doors. Additional damage includes stucco that has deteriorated on the east facade where the lath is exposed around the entrance door. Deterioration and mold also exist at the garage interior. The interior garage floor is broken and cracked. Electrical in the garage is also old and will require updating to current code standards.

Board action  Required

Photos  See attached