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, October 11, 2017

REGULAR MEETING AGENDA

Facilitator:  Tom Keller, Chair
             Rachael Meyerink, Vice Chair

Call to order

1. Approval of the September 13, 2017 Meeting Minutes
   (Board action required)

2. Public input on non-agenda items

3. New business:
   A. 1310 S. Main Ave. Garage Addition, Sherman HD
      (Board action required)
   B. 1120 S. Center Ave., Vinyl Windows Sherman HD
      (Board action required)
   C. BoHP Strategic Planning
      (Board information only)

4. Other business:

Adjournment

The next meeting of the Board of Historic Preservation will be on November 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 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 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 September 13, 2017

Members Present: Rachael Meyerink, Vice Chairperson
Rob Collins
Jennifer Dumke
Stephen Jackson
Pam Merchant
Shelly Sjovold
Robbie Veurink

Public in Attendance: Patrick Anderson, Argus Leader

Members Absent:
Thomas Keller, Chairperson
Josh Chilson
Lura Roti

Staff Present:
Diane deKoeyer, Board Liaison, Urban Planner

Call to order – Vice Chairperson Rachael Meyerink called the meeting to order at 4:00 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the Augus: 9, 2017, Meeting Minutes
   Vice Chairperson, Rachael Meyerink, requested a motion to approve the August 9, 2017 meeting minutes. Member Rob Collins made a motion to approve the meeting minutes. Member Pam Merchant seconded the motion. The motion to approve the August 9, 2017 meeting minutes passed unanimously.

2. Public input on non-agenda items:
   Vice Chairperson, Rachael Meyerink, 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)
3. New Business:

A. Board member Stephen Jackson presented information on Strategic Planning for the Board. He outlined the following for discussion:

Section I – The Board will hold at least one annual meeting dedicated to creating and maintaining a Strategic Plan for Historic Preservation in the City of Sioux Falls. Strategic Planning agenda items could also be discussed at regular meetings of the Board.

Section II – The Strategic Plan for the Board will consist of the following elements: Statement of Values and Vision, Major Challenges, New Opportunities, Objectives and Goals and an assessment of the previous year’s work.

Section III – The chair of the board will appoint committees composed of Board Members and other key community stakeholders to develop agenda items and proposals for the strategic plan at least one month prior to the appointed strategic planning meeting. Only agenda items agreed upon in advance or raised by the public will be discussed at the Strategic Planning Meeting.

Section IV. Following the meeting, the Chair or a Board member appointed by the Chair, will write or revise the strategic plan in light of the resolutions developed at the Strategic Planning Meeting. This plan will be submitted as an official record of the city, and annually demonstrate the work and aspirations of the Board of Historic Preservation of the City of Sioux Falls.

1. Stephen suggested having three groups of three members assigned to the various tasks that would require a draft statement. Groups could be formed at the October meeting.
   a. Mission and Values
   b. Advocacy and Education
   c. Objectives and Goals

2. Additional discussion items for the Strategic Planning meetings could include the following:
   a. Board member and community training
   b. Realtors disclosure to buyers
   c. Ideas & Trends Newsletter
   d. Outreach and Advocacy with neighborhood Associations
   e. Historic designation for mid-century modern homes
   f. Realtors earning licensing credits for education
   g. List of contractors that specialize in various trades for historic properties

3. General timeframe for concluding the Strategic Plan would be at the end of April so it can be included in the year-end report to SHPO.

Adjournment – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 4:55 p.m.

The next meeting of the Board of Historic Preservation will be on October 11, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.
# SIOUX FALLS BOARD OF HISTORIC PRESERVATION

## Project Review
October 11, 2017

<table>
<thead>
<tr>
<th>Property address</th>
<th>1310 S. Main Ave.</th>
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<tr>
<td>Property owner</td>
<td>Amy Hutchinson/Ann Hutchinson</td>
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<td>1310 S. Main Ave.</td>
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<tr>
<td></td>
<td>Sioux Falls, SD</td>
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<tr>
<td>Applicant</td>
<td>Amy &amp; Dave Abels</td>
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<tr>
<td>Historic District</td>
<td>Sherman Historic District</td>
</tr>
<tr>
<td>Year Built</td>
<td>1931</td>
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<tr>
<td>Category</td>
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<tr>
<td>Project</td>
<td>Two-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.</td>
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<tr>
<td>Project Representative</td>
<td>Amy &amp; Dave Abels</td>
</tr>
<tr>
<td>Neighbor Notification</td>
<td>No</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>This review is for adding a new detached garage on the east side of the house. The previous garage was approved by the board to be razed in June, 2017. The applicant has provided images of garages in the neighborhood that would be designed to complement the house. Siding would match the house in profile and dimension but a composite material will be used. Asphalt roof shingles will match the style of the house but will not match the green color shingles on the house.</td>
</tr>
<tr>
<td>Board action</td>
<td>Required</td>
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<tr>
<td>Photos</td>
<td>See attached</td>
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SITE PLAN FOR NEW DETACHED GARAGE

PROPOSED NEW GARAGE – SOUTH ELEVATION
LEFT: VIEW OF PROPERTY FOR PROPOSED GARAGE FROM E. 20\textsuperscript{TH} ST.

LEFT: VIEW EAST ON PROPERTY.
LEFT: GARAGE AT 1309 S. PHILLIPS AVENUE

LEFT: GARAGE AT 1600 S. MAIN AVENUE
Property address 1120 S. Center Ave.

Property owner
Jackson Dorhout & Danielle Harmsen
1120 S. Center Ave.
Sioux Falls, SD

Applicant Jeff Thompson, Window World

Historic District Sherman Historic District (2003 Nomination)

Year Built 1909

Category Contributing

Project This two-story residence has a front-gabled asphalt roof with overhanging boxed eaves, a gabled dormer on the south elevation, narrow wood siding, and an eave wall exterior chimney which has been sided over with the same wood siding as the house. The front-gable is pedimented and contains a ribbon of three windows, and with the center window taller, creating the effect of a Palladian window. The entrance is located in the northern portion of the façade and has a decorative surround topped with a broken triangular pediment. The detailing of the entrance and the pedimented gable with the faux Palladian window, along with the form for the house, would imply a Neo-classical design, but the front porch has been removed, making it difficult to make a definite determination. The porch has been replaced with a small wooden entry deck with side balustrades. A non-contributing one-story, one stall garage with a front gabled roof and wide clapboard siding is located in the rear. The automobile entry has been widened and a contemporary four-segment roll-up door has been added, and a substantial amount of new replacement siding is on the façade.

Project Representative Jeff Thompson

Neighbor Notification No

Applicant Comments See attached information and window cut sheets

Staff Comments As indicated on building permit:
- 121 S. Prairie Ave. — Vinyl windows installed on façades that were not street facing in September 2017
- 100 S. Prairie Ave. — Vinyl windows installed without historic approval by Permit Tech, Bldg Services in June 2016
- 1109 S. Phillips Ave. – Records going back to 2001 do not indicate window replacement
- 1118 S. Center Ave. - 15 Windows replace w/o historic approval in 2007

**Board action**

Required

**Photos**

See attached
October 1 2017

Board of Historical Preservation
224 W. 9th St.
Sioux Falls SD. 57101

To Whom It May Concern:

Window World applied for a building permit to install new energy efficient vinyl windows at 1120 S. Center Street. The permit was denied due to the address being in the Historical district. Window World in the past has received three permits from the city for Energy Efficient Vinyl Windows at different addresses in this district. The addresses are 121 South Prairie Ave, 100 South Prairie Ave, and 1109 south Phillips Ave. There are also two houses adjacent to 1120 S Center Ave that has Vinyl Siding, and Vinyl Replacement Windows. Window World did not do these. It appears permits have been issued for Vinyl windows and Vinyl siding in the Historical District in the past. Window World would like for the Board to revisit their decision on the permit at 1120 S Center Ave.

Sincerely,

Jeff Thompson
Window World
Manager
605-373-1100
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### Line Item Notes:

**3001-NEW 4000 Series Double Hung 27.875 x 61.5**
- Sash Split = Even
- Operation / Venting = Double Hung
- Composite Reinforcement, Frame Option = Standard Block Frame
- Frame Color = White
- SolarZone, Double Strength, Tempered
- U-Factor = 0.29, CR = 55, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-00190-00001
- Foam Wrap, Header Expander, Brickmould = No Brickmould, Frame Size

**Pricing Detail:**
- $125.80 1A - Base Price
- $16.27 1A - Glass Type
- $43.32 1A - Tempered
- $0.00 1A - Foam Wrap

None Assigned

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### Line Item Notes:

**3001-NEW 4000 Series Double Hung 27.875 x 53.625**
- Sash Split = Even
- Operation / Venting = Double Hung
- Composite Reinforcement, Frame Option = Standard Block Frame
- Frame Color = White
- SolarZone, Double Strength, Tempered
- U-Factor = 0.29, CR = 55, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-00190-00001
- Foam Wrap, Header Expander, Brickmould = No Brickmould, Frame Size

**Pricing Detail:**
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- $16.27 1A - Glass Type
- $43.37 1A - Tempered
- $0.00 1A - Foam Wrap

None Assigned

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### Line Item Notes:

**3001-NEW 4000 Series Double Hung 27.875 x 61.5**
- Sash Split = Even
- Operation / Venting = Double Hung
- Composite Reinforcement, Frame Option = Standard Block Frame
- Frame Color = White
- SolarZone, Double Strength, Glass Breakage Warranty
- U-Factor = 0.29, CR = 55, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-00190-00001
- Foam Wrap, Header Expander, Brickmould = No Brickmould, Frame Size

**Pricing Detail:**
- $125.80 1A - Base Price
- $16.27 1A - Glass Type
- $0.00 1A - Foam Wrap
- $0.00 1A - Glass Breakage Warranty

None Assigned
Bill To:  
WINDOW WORLD OF SIOUX FALLS 2  
2940 CORNHUSKERS HWY  
LINCOLN, NE  68504

Ship To:  
WINDOW WORLD OF SIOUX FALLS 2  
523 N KIWANIS SUITE 103A  
SIoux FALLS, SD  57104

Order Notes:  
Quote Created By: Jessica.eastman@windowworldsiouxfalls.com

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| 1-1         | 1   | 48" X 65.625' | 114| 3001-NEW 4000 Series Double Hung 48 x 65.625  
Sash Split = Cottag  
Operation / Venting = Double Hung  
Composite Reinforcement, Frame Option = Standard Block  
Frame  
Frame Color = White, Interior Finish = Rich Maple  
SolarZone, Double Strength, Glass Breakage Warranty  
U-Factor = 0.29, CR = 55, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-00190-00001  
Foam Wrap, Header Expander, Brickmould = No Brickmould, Frame Size | $243.12 | $243.12 |

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| 2-1         | 3   | 23.875" X 53.625" | 78 | 3001-NEW 4000 Series Double Hung 23.875 x 53.625  
Sash Split = Even  
Operation / Venting = Double Hung  
Composite Reinforcement, Frame Option = Standard Block  
Frame  
Frame Color = White, Interior Finish = Rich Maple  
SolarZone, Double Strength, Glass Breakage Warranty  
U-Factor = 0.29, CR = 55, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-00190-00001  
Foam Wrap, Header Expander, Brickmould = No Brickmould, Frame Size | $172.12 | $516.36 |
ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By [Signature]
Authorized Representative