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, August 9, 2017

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair
Rachael Meyerink, Vice Chair

Call to order

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

2. Public input on non-agenda items

3. New business:
   A. 234 N. Duluth Ave. Cathedral Historic District
      (Board action required)
   B. 1121 S. Dakota Ave., Sherman Historic District
      (Board action required)

4. Other business:

Adjournment

The next meeting of the Board of Historic Preservation will be on September 13, 2017. It will be held in the Commission Room on first floor of City Hall.
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DRAFT Meeting Minutes for July 12, 2017

Members Present:
Thomas Keller, Chairperson
Josh Chilson
Rob Collins
Jennifer Dumke
Stephen Jackson
Rachael Meyerink, Vice Chairperson
Lura Roti
Robbie Veurink

Members Absent:
Gary Conradi
Shelly Sjovold

Staff Present:
Diane deKooyer, Board Liaison, Urban Planner
Russ Sorensen, Urban Planner

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

1. Approval of the June 14, 2017, Meeting Minutes
Chairperson, Tom Keller, requested a motion to approve the June 14, 2017 meeting minutes. Member Stephen Jackson made the motion to approve the meeting minutes. Member Lura Roti 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)
3. **New Business:**
   A. **208 W 23rd St., Hayes Historic District**

   Jeff Mann, Applicant

   (Board action required)

   Jeff Mann, Applicant, referenced that at the June 2017 board meeting he was approved to raze the garage structure to build new. Mr. Mann described the surrounding residential land uses and garage characteristics. Mr. Mann explained the garage is not in view from the street because it is hidden behind the house. He explained that his proposal to build a first floor garage and a half story work area. The house is stucco. Mr. Mann stated his intentions to be a good neighbor and mimic the new garage design and exterior finishes with the existing house. He stated that he will match the stucco on the south façade of the garage, and that LP siding on the remaining three facades is to be similar in width of other siding within the neighborhood. All garage windows are identified to match the style, size and material of those on the house. House windows are wood with stormers. The proposed roof garage pitch would be 10:12, which is similar, but not as flat as to the roof pitch on the house. The roof shingles would match the house roof shingles.

   Mr. Mann mentioned his attempts to contact surrounding neighbors. He referenced a letter of support as part of the application submittal and introduced his backyard neighbor, Mr. Nick Welland, who is supportive of the request.

   Diane deKoeyer, Board Liaison and Urban Planner, remarked the garage drawings submitted for permit issuance will need to reflect the board’s decision. Mr. Mann acknowledged the comment.

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

   Tom Keller, Chairperson, stated based upon the applicant’s drawings, the proposed garage design is attractive and appropriate.

   Board member, Rob Collins, commented that he felt it would be more historically sympathetic to the property and neighborhood if two single stall garage doors be provided rather than one double garage door. Board member Lura Roti agreed and expressed that providing two single stalls would be good and reflect the neighbor’s garage door design.

   Board member, Rachael Meyerink, mentioned the applicant’s garage proposal is a good example of preserving the historical character of a usable home within the historic residential neighborhood and maintaining the functionality of the single family home.

   Board member, Rob Collins, made a motion the applicant’s request as presented to build a new garage would not have an adverse effect on the Hayes Historic District, with the following conditions:
   1. The garage door include two single stall garage doors, rather than one double garage door.
   2. The bottom of the roof overhang be proportionally flat and parallel to the walls.
   3. The exterior siding width for the new garage be similar with other siding within the neighborhood.

   Board member, Lura Roti, seconded the motion. The motion passed unanimously.
B. 412 E. 21st St., McKennan Historic District

Carlos Roa, Contractor

(Board action required)

Mr. Carlos Roa, Contractor, explained the property owners request building an addition to the existing two stall car garage. The new building addition would measure approximately eight feet wide toward the side yard and be used for storage. The new open porch addition would also extend toward the west into the back yard. A new 3′0″ X 6′8″ passage door would be provided on the east side of the building addition. A hip roof for building addition and the north end of the existing garage would be rebuilt to match the existing roof. The new building addition’s exterior would be stucco and match the exterior garage.

Board member, Rob Collins, inquired about the style for the proposed passage door. Mr. Roa explained the door would match the residence’s side door and include raised panels, but no glass.

Board member, Josh Chilson, questioned if the existing trees, along the north side would remain. Mr. Roa responded the trees would remain and that a new walkway with pavers would be constructed around the building addition.

Mr. Roa mentioned the existing garage roof cupola and weather vane would be restored. He also commented they would use the same garage windows, and the exterior stucco finish and color for the new building addition would match the existing garage materials.

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

Board member, Rob Collins, made a motion the applicant’s request as presented to build a new building addition for storage would not have an adverse effect on the McKennan Historic District, with the following conditions:

1. A 3′0″ X 6′8″ passage door be provided with raised panels and no glass for the building addition.
2. A hip roof for the building addition and existing garage be rebuilt, and shingles and gutters to match the existing roof materials.
3. The windows and stucco for the building addition to match house.

Board member, Josh Chilson, seconded the motion. The motion passed unanimously.

4. Other business:

A. Past Forward Conference  Bd. Member Attendance?

Chicago, IL  November 14-17, 2017

Diane deKoeyer, Board Liaison, Urban Planner, provided conference information and sought board member interest to attend the upcoming Past Forward Conferenced to be held in Chicago IL on November 14-17, 2017. Tom Keller, Chairperson, expressed that he is unable to attend the conference this year, but would be interested to attend the conference in 2018. A few other interested board members expressed they would check their availability, and let Diane know.

https://pastforwardconference.org/pastforward2017/
Board member, Rachael Meyerink, commented there would be another future conference opportunity for board members as the City of Des Moines, Iowa will host the 2018 National Alliance of Historic Preservation Commission’s FORUM in July 18-22, 2018.

https://napcommissions.org/forum/

Board member, Lura Roti, stated that Tuesday, July 25, 2017, is the date for the Annual Historic Homes Tour for the Cathedral Historic District. Lura indicated she can provide tour information upon request.

B. Mayor’s Historic Preservation Award
   2. Perspective Architects Office, 525 N. Weber Ave.

Diane deKoeyer, Board Liaison, Urban Planner, provided information on two nominations, as noted above, for the Mayor’s Historic Preservation Award. The Mayor’s historic Preservation Award is a collaborative effort of the Sioux Falls Board of Historic Preservation and the Mayor of Sioux Falls. The Award is given annually to recognize meaningful achievements in historic preservation by an individual, organization, company, or agency through advocacy, education, investment, support, or service, and to stimulate greater public awareness and understanding of historic preservation efforts. The preservation of historic resources revitalizes neighborhoods, adds to the revenue of the community, and preserve the overall character of the city.

C. Diane deKoeyer, Board Liaison, Urban Planner, introduced Pam Merchant, new board member, to the board. Pam expressed her sincere interest and eagerness to serve on the board. Board members introduced themselves and welcomed her to the Board of Historic Preservation.

Adjournment – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:06 p.m.

The next meeting of the Board of Historic Preservation will be on August 9, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.
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 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.
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 landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

The applicant is requesting to construct a new 3-stall car garage approximately 36' wide x 26' deep. There is not a current garage structure located on the property.

LP siding and asphalt roof shingles are proposed to match the existing house. The new garage will have a roof pitch of 6:12 and the existing house pitch is 8:12.

A two stall and single stall car garage doors are located on the front elevation facing the alley at the rear yard. A door with a small gable end roof overhang will be located to the rear of the garage. Due to the grade change from the alley to the rear yard, stairs are located at the interior of the garage.
Property Address 1121 S. Dakota Ave.

Property Owner Kalise Ellerbroek
1121 S. Dakota Ave.
Sioux Falls, SD

Applicant Kalise Ellerbroek

Historic District Sherman Historic District

Year Built 1910

Category Contributing

Nat’l Register of Historic Places
This one-story neoclassical cottage has clapboard siding and a pyramidal roof with asphalt shingles. There are three hipped dormers on the roof, one each on the east facing façade and the north and south elevations. Each dormer has two centered one-over-one double-hung sash windows. A brick chimney is located in the center of the roof. The front porch is located under a flat roof which is supported by modern turned wood posts with spindle railings. The bottom portion of the porch is covered by lattice. The original picture window with decorative leading in the upper portion still remains in the southern side of the façade. This property is identical to 1119 S. Dakota Ave. A contributing one-story, single stall garage with a front gabled roof and wide weatherboard siding is located in the rear.

Project
The applicant razed the existing garage without a building permit. When the applicant/contractor requested a building permit it was noted that the garage had been contributing to the Sherman Historic District and should not have been removed without approval.

The applicant is requesting to construct a new 2-stall car garage approximately 22’ square. Plans indicate that the roof pitch will be 8:12 with a 1’-0” overhang.

A two stall car garage doors are located on the front elevation S. Dakota Ave. A dormer is located above the garage door. A window at the dormer at south façade are proposed for natural light. A passage door is also proposed on the south elevation. Materials are not provided.

Project Representative Kalise and Bryan Ellerbroek

Neighbor Notification Yes
<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>See the Secretary of Interior Standards for New Construction</th>
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<tr>
<td><strong>Board action</strong></td>
<td>Required</td>
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<tr>
<td><strong>Photos</strong></td>
<td>See attached</td>
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1121 S. DAKOTA AVE. SITE PLAN

GARAGE FLOOR PLAN
RIGHT ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"
REAR YARD WHERE NEW GARAGE WILL BE LOCATED
SHARED DRIVEWAY AT 1121 S. DAKOTA AVE.

PROPERTIES ACROSS S. DAKOTA AVE TO THE EAST