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 11, 2018

REGULAR MEETING AGENDA

Facilitator:  Tom Keller, Chair
Rachael Meyerink, Vice Chair

Call to order  Chair

1. Approval of the March 14, 2018 Meeting Minutes  Chair
   (Board action required)

2. New business:
   A. 301 S. Main Ave. Canopy Addition on Main Ave.  Liz Squyer, Arch. Inc
      Downtown Historic District
      (Board action required)

   B. 1309 S Phillips Ave. Second story addition to existing detached garage;  Patrick Kelly, Owner
      And secure /refurbish portions of existing carport roof and structural  Jarrod Smart, Contractor
      support elements
      All Saints Historic District
      (Board action required)

3. Other business:
   A. Mayor's Historic Preservation Award  Russ Sorenson
      1312 S Phillips Ave. – John and Nancy Stratman, owners
      (Board action required)

   B. Preservation Month Activities  Russ Sorenson
      1. Sioux Falls BoHP - May 2, 10, and 16 @ Orpheum Theater (6:30 – 830 pm)
      2. Missouri Valley Regional Conference in Vermillion, SD – May 16-18

Adjournment

The next meeting of the Board of Historic Preservation will be on May 9, 2018.
It will be held in the Commission Room on first floor of City Hall.
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 March 14, 2018

Members Present:
Josh Chilson
Jennifer Dumke
Pam Merchant
Rachael Meyerink
Lura Roti
Shelly Sjovold
Robbie Veurink

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

Public in Attendance:
Justin Skogen, Skogen Construction and Owner
Katie Krantz, Van De Walle Architects
Aaron Johnson, Van De Walle Architects

Members Absent:
Rob Collins
Stephen Jackson
Thomas Keller

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 February 14, 2018, Meeting Minutes
   Vice Chairperson, Rachael Meyerink, requested a motion to approve the February 14, 2018 meeting minutes. Member Josh Chilson made a motion to approve the meeting minutes as presented.

   Member Shelly Sjovold seconded the motion. The motion to approve the February 14, 2018 meeting minutes passed unanimously.

   Member Pam Merchant arrived at the meeting.

2. New Business
   A. 119 E 10th St. – Downtown Historic District
      Former Ming Wah
      (Board action required)
The National Register of Historic Places for the Downtown Historic District identifies the subject property as Non-contributing. Secretary of Interior Standards for Rehabilitation apply to this property for review.

Applicant and owner, Justin Skogen, Skogen Inc., along with Katie Krantz and Aaron Johnson representing Van De Walle Architects, presented project information to the Board. Justin Skogen stated the proposal is to rehabilitate the vacated existing Ming Wah building. The proposed work includes:

- Paint over the existing east and south brick walls;
- The existing four glass block rectangular windows on the east wall, along the alley, are in disrepair and would be replaced with clear glass;
- Various brick tuck pointing may be required to improve the structural integrity of these walls;
- Removal of a steel beam that spans the entire front entry;
- Relocate the front entrance further to the west due to the slope of the sidewalk and street;

Due to the condition of the existing street façade, the owner intends to remove and rebuild it to a more traditional, downtown historic appearance. According to design plans presented, the new street façade for the building will include the following finishes:

- Flamed quartz base with raised corners at each end, painted wood stile and rail panels and trim;
- CorTen steel panel insets to accent the corners and top portion of the façade;
- New aluminum window storefront system will be installed and recessed from the sidewalk to create a nook for exterior dining/gathering space;
- Exterior seating/dining;
- Light sconces;
- New signage

Board members discussed that although the existing blond brick is original, it is a non-contributing building to the district. Board members expressed they liked the design and utilizing various building materials. Board members expressed their preference of using new black brick to frame the exterior, instead of the originally proposed painted wood.

Justin Skogen stated that he is not opposed to utilizing new black brick. He also commented the steel panels set into the brick would be made of CorTen steel, a rust like color.

Board member Robbie Veurink noted that since the existing brick is in bad condition, that consideration for applying a stainless steel tie system so the brick can breathe, and that moisture does not collect behind the CorTen panels.

Board member Jennifer Dumke commented for this rehabilitation project that it would be ok to use various materials.

Board member Pam Merchant remarked the building will have a nice urban historical appeal. She inquired about the proposed exterior lighting and signage for the building.

The Van De Walle Architects representatives commented the "The Market" is a sign placeholder and the proposed two armature lamps would be used for overhead accent lighting, and that recessed can
lighting is proposed under the canopy area for the proposed outdoor seating area.

Justin Skogen mentioned that he would like to use gas lanterns placed on each end of the building front.

Vice Chairperson Rachael Meyerink commented the building appearance will look much better when completed.

Justin Skogen mentioned the proposed building design will provide a classic look that is cohesive with its surroundings, while adding new elements along the street frontage.

No public comments were received.

Member Lura Roti made a motion to approve the proposal, with the addition of utilizing new black brick veneer, and leaving the existing brick behind the proposed CorTen panels, so that it would not have an adverse effect on the Downtown Historic District.

Member Pam Merchant seconded the motion. The motion passed unanimously.

3. Other business:
   A. Preservation Month Activities – Speakers and Locations
      Diane deKoeyer, staff liaison, mentioned that in keeping with the board’s mission to educate the public about historic preservation. There are three (3) workshops and a regional conference planned in May. The regional conference will be in Vermillion SD. Preservation Month Activities, including workshops and conference schedule and information are provided below.

      May 2 6:30 – 8:30 pm  Residential Landscapes  Lance Meyerink, Groundwater - presenter
      May 10 6:30 – 8:30 pm  Window Restoration  Ben Brunick - presenter
      May 16 6:30 – 8:30 pm  Masonry Restoration  Gene Rollinger - presenter
      May 17-18 Regiona Conference in Vermillion SD  Ted Muenster, Vermillion HPC
         (see link below for time and locations)
         http://chpc.org/event/midwest-valley-historic-preservation-conference/?instance_id=2
      May 19 3:00 – 5:00 pm  SF Historic Pub Crawl  Jenna Ackerman, SF Food Tours
         (location TBD)

      Diane expressed her appreciation to Board members for their event planning efforts to recruit speakers and provide educational opportunities for citizens about preservation.

      Board members also discussed future event promotions, education opportunities such as Mayor Awards for historic preservation, and expanding possible historic home tours – similar to Cathedral Historic District - within other historic districts such as All Saints and McKennan.

   B. Secretary of Interior Standards Review
      This agenda item was not discussed.

Adjournment – Motion to adjourn made by Pam Merchant. Seconded by Shelly Sjovold. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 4:37 p.m.
Washington High School is a Classical Revival style school building constructed of rockfaced Sioux quartzite which is already listed on the National Register. It was enlarged in 1922 and 1936 with quartzite additions which match the fine quality of the original design.

The applicant is requesting to add an entrance canopy on the east side of the building where drop-offs occur. The intent is to protect visitors from the elements. The existing granite stairs will be temporarily removed to install in-stair heat for safety. The nosing of the granite stairs will be etched for grip.

The quartzite retaining wall adjacent to the stairs and proposed canopy will be rebuilt as well.

The proposed canopy height is 17'10 ½" from the top of sidewalk to the bottom of steel framing. According to Public Works Engineering, in their review of these types of encroachments (15 feet or more above grade), Engineering has made the decision to follow the guidelines for encroachments at heights of 15 feet or less; hence the 2/3 allowance. We have applied this same principal to other ROW encroachment requests. Engineering requests a revision for the drawing to show the canopy as only covering 2/3 the sidewalk. Existing building signage (over the canopy) and entry lighting fixtures to remain.
Board action: Required

Photos and Drawings: 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.A-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 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.

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 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: City of Sioux Falls

Address of Property for Request: 301 S. Main Avenue, Sioux Falls, South Dakota

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

Name of Contractor/Project Representative: Architecture Incorporated/Elizabeth Squyer, AIA

Email Address: lizsquyer@architectureinc.com

Phone Number: 605-339-1711
What best describes this submittal (mark all that apply)?

- Exterior Building(s) Permit  
- Building Moving Permit  
- Demolition Permit  
- Advice of the Board  
- Other Review (describe)

Briefly describe this project (attach additional information as necessary).
The work includes a new canopy at the east entrance to the Pavilion. This is a heavily used entrance to the Pavilion as it is the closest door to a vehicle drop off area. The canopy is a contemporary design which does not mimic the historic building. The finish of the canopy will be a shiny finish so as not to dominate or be distracting to the historic landscape.

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/firm and attach relevant input.

Dick Dempster and Elizabeth Squyer/Architecture Incorporated

If you have been in contact with anyone at the State Historic Preservation Office (SHPO) about this project, list the primary contact and any input 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 liaison to the BOHP if changes have been made to the project following "approval" from the Board (nonadverse effect of the property to a historic district or structure) prior to issuance of a building permit. If changes have been made, it may be determined that the BOHP 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 of the month at 5 p.m. prior to the BOHP meeting, the review may be delayed to the following month's board meeting. If you have any questions, please call 367-8889.

Applicant's Signature: 
Date: March 30, 2018

Owner's Signature: 
Date:

Staff Use Only

Date Received: 
Scheduled Meeting Date: 
Received By: 
Board Action: 
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.

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 (33 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.
Washington Pavilion
301 S. Main Avenue

Photographs of the Existing Building

South Elevation

Southwest Elevation
Washington Pavilion
301 S. Main Avenue

Photographs of Adjacent Structures

Building on the south side of Main Avenue

Building on the south side of Main Avenue
Building on the south side of Main Avenue

Parking Structure on the south side of Main Avenue
Building to the south on Main Avenue

Building to the north on Main Avenue / across 10th Street
Buildings on south side of Main Avenue

Corner of 10th Street and Main Avenue
Looking north on Main Avenue
CHAPTER 32
ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

SECTION 3201
GENERAL

3201.1 Scope. The provisions of this chapter shall govern the encroachment of structures into the public right-of-way.

3201.2 Measurement. The projection of any structure or portion thereof shall be the distance measured horizontally from the lot line to the outermost point of the projection.

3201.3 Other laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

3201.4 Drainage. Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.

SECTION 3202
ENCROACHMENTS

3202.1 Encroachments below grade. Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural support. A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports that are located not less than 3 feet (914 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed spaces below grade shall be subject to the terms and conditions of the applicable governing authority.

3202.1.3 Arcade ways. Arcade ways shall be protected by grates, guards or other approved means.

3202.2 Encroachments above grade and below 8 feet in height. Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps. Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) in height, or shall be located between columns or pilasters.

3202.2.2 Architectural features. Columns or pilasters, including bases and moldings, shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be not less than 7 feet (2134 mm).

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, canopies, marqueses and signs. Awnings, canopies, marqueses and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marqueses and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marqueses and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of the applicable governing authority. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be not less than 15 feet (4572 mm).

3202.4 Temporary encroachments. Where allowed by the applicable governing authority, vestibules and storm enclosures shall not be erected for a period of time exceeding seven months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a clearance of not less than 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved non-combustible support. Canopy will be 15 feet or more above grade.
# SIOUX FALLS BOARD OF HISTORIC PRESERVATION

**Project Review**  
April 11, 2018

**Property address**  
1309 S. Phillips Ave.

**Property owner**  
Kelly Patrick  
1309 S. Phillips Ave.  
Sioux Falls, SD

**Applicant**  
Kelly Patrick

**Historic District**  
All Saints Historic District

**Year Built**  
1916

**Category**  
Contributing

**Project**  
Tudor Revival is the style of this two-story residence. Finished in stucco with pseudo half timbering, the building has irregular massing, projecting bays, and exposed rafters under the eaves. A second story jetty extending over a first story bay contributes to the medieval effect of the structure. The foundation of the brick, and numerous gables animate the roofline.

This house was built for Martin C. Smith, Vice President of Sioux Falls National Bank. In 1920, D. Clinton Jewett, of Jewett Brothers and Jewett, first wholesale grocers in South Dakota bought the house. This residence is significant as a good example of the Tudor Revival style and because, for over 60 years, it was the home of members of the Jewett family.

**Project Representative**  
Jarrod Smart and Kathy Renken, Jarrod Smart Construction

**Neighbor Notification**  
Yes

**Staff Comments**  
On February 14, 2018, the owner and contractor submitted an application for the Board’s review for a kitchen addition at rear porch. The Board approved the request. Work on the house is in progress.

At this time the owner and contractor have submitted another application for:
1) a second story addition to the existing detached garage; and 2) to secure and refurbish portions of the existing carport roof and supporting structural elements.

**Board action**  
Required

**Photos**  
See attached
April 2, 2018

Board of Historic Preservation City of Sioux Falls
Liaison: Diane deKoeyer
Planning and Building Services
224 West Ninth Street
Sioux Falls, SD 57117

RE: 1309 S Phillips Ave.
Sioux Falls, SD 57105

Please consider the following information regarding this application for an exterior update and addition to the garage of the above listed residence. This application is for approval of a proposed detached garage addition and to address structural issues with the existing carport roof for the property located on the northwest corner of Phillips Ave. and 22nd Street.

The first part of this application is for approval of a second story addition to the existing detached garage. The proposed plans for this addition include adding sensitive architectural details to the garage in an effort to positively impact the historical contributions the garage has on the tutor revival house on the property. Plans indicate respectful compliance to the historical nature of the house on this property. By design the attached plans include adding a scaled down second story to the garage that looks like a hayloft above a carriage house that would have housed carriages and horses when the house was built in 1916-1917. The garage addition plans also have provisions to match the new garage pitch to the existing house. Foundation and footings would be brought up to code as needed to ensure proper support for the new second level addition. The addition will maintain compliance with current building codes while maintaining the integrity of its historical details using materials that match the existing house. This addition has been designed by our client (the current homeowner) who is a respected and accomplished doctor, inventor and engineer with years of experience remodeling historical structures and is committed to being sensitive to the historical architectural details of this property. Not only will this project enhance the existing historic narrative of the property but, it will also add to the architectural interest of the neighborhood. This project is setting the bar high for other properties in this, and other historic districts, in Sioux Falls.

The second part of this application is to address the existing roof structure extending over the existing carport and its supporting columns. The area of this roof is visibly twisted, out of plumb and out of square. The carport columns on the north side of the driveway are part of an easement agreement with the neighbor to the north. Our client has contacted the neighbor to the north regarding plans to secure and refurbish rotten portions of the existing carport roof and supporting structural elements to which the neighbor has expressed their support for the project. All necessary measures to secure the carport structure will comply with current building codes and would use materials to match existing.

As these improvements are made, it may be necessary to replace some wood exterior trim pieces. These would be replaced with like material replicated in the same profiles, in effort to be historically sensitive to property.

Included are photos and documentation to further illustrate the scope of this project.

Respectfully,

Jarrod Smart, President
Jarrod Smart Construction, Co.
CAPS, CGP, GMR, GMB
Application to the Sioux Falls Board of Historic Preservation (BOHP)
City of Sioux Falls

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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 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: Patrick W Kelly
Address of Property for Request: 1309 S. Phillips Ave
Property Use: Residential
Name of Contractor/Project Representative: Jarred Smart Construction
Email Address: nick.e.jarredsmartconstruction.com
Phone Number: 605-275-2963
What best describes this submittal (mark all that apply)?

- Exterior Building(s) Permit
- Building Moving Permit
- Demolition Permit
- Advice of the Board
- Other Review (describe)

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

Please see attached

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/firm and attach relevant input.

Jarrod Smart Construction

If you have been in contact with anyone at the State Historic Preservation Office (SHPO) about this project, list the primary contact and any input 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 liaison to the BOHP if changes have been made to the project following "approval" from the Board (nonadverse effect of the property to a historic district or structure) prior to issuance of a building permit. If changes have been made, it may be determined that the BOHP 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 of the month at 5 p.m. prior to the BOHP meeting, the review may be delayed to the following month's board meeting. If you have any questions, please call 367-8889.

Applicant's Signature

April 2, 2018

Owner's Signature

Date

Staff Use Only

Date Received: ________________________________

Scheduled Meeting Date: ________________________________

Received By: ________________________________

Board Action: ________________________________
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.

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.
EASEMENT

THIS AGREEMENT, made and entered into this 10th day of December 1982, by and between Daniel P. Apland and Roxan R. Apland, husband and wife, hereinafter referred to as First Party, and Carla C. Zender, hereinafter referred to as Second Party, for themselves, their heirs, executors, administrators and assigns, WITNESSETH:

WHEREAS, First Party is the owner of that certain real property located in Sioux Falls, South Dakota, described as:

The 96th of Block 16 of Sherman's Addition to Sioux Falls, Minnehaha County, South Dakota, according to the recorded plat thereof; and

WHEREAS, Second Party is the owner of that certain real property located in Sioux Falls, South Dakota, described as:

The 96th of Block 16 of Sherman's Addition to Sioux Falls, Minnehaha County, South Dakota, according to the recorded plat thereof; and

WHEREAS, there presently exists an encroachment of a car port owned by Second Party onto the real property of First Party, as more particularly shown on survey dated December 7, 1982, prepared by Daniel A. Norman, a copy of which is attached hereto for reference.

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. That an easement is hereby created in favor of real property of Second Party, previously described herein, over real property of First Party, previously described herein, and more particularly described as:

Commencing at the Southeast corner of First Party's property thence West a distance of 29.6 feet to the point of beginning, thence North a distance of 0.3 feet, thence West a distance of 9.3 feet, thence South a distance of 0.3 feet, thence East a distance of 9.3 feet to the point of beginning.

2. That should the encroaching car port be destroyed, removed or replaced no part of said car port as reconstructed shall be located upon land owned by First Party.

3. That Second Party shall be allowed to enter upon land of First Party as absolutely necessary for the maintenance of the encroaching car port. Second Party shall hold First Party harmless from liability, including but not limited to the liability for accident or injury, while on real property of First Party. Further that Second Party shall not commit or permit waste of or damage to real property owned by First Party.

4. That this easement and agreement is a covenant running with the land and shall be binding upon the parties hereeto and their heirs, executors, administrators, agents and assigns.

Dated the day and year first above written in Sioux Falls, South Dakota.

[Signatures]

Daniel P. Apland
Roxan R. Apland
Carla C. Zender
STATE OF SOUTH DAKOTA

COUNTY OF MINnehaha

On this the __th day of December

Claude Hone, the undersigned officer,personally
appeared, known to me or satisfactorily proven to be the
person whose name subscribed to the within instrument, and acknowledged that
she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

CLAUDE HONE
Notary Public - South Dakota

STATE OF SOUTH DAKOTA

COUNTY OF MINnehaha

On this the __th day of December

C. L. Aulde Hone, the undersigned officer,personally
appeared, Daniel P. Auland and RoxAnn R. Auland

known to me or satisfactorily proven to be the
person whose name subscribed to the within instrument, and acknowledged that
she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

CLAUDE HONE
Notary Public - South Dakota
PHOTO’S

❖ Carport 1
❖ Carport 2
❖ Carport 3
❖ Front of the garage
❖ Front view 1
❖ Front view 2
❖ Garage 1
❖ Garage 2
❖ Garage 3
The Sioux Falls Board of Historic Preservation
Mayor’s Historic Preservation Award

Nomination Request

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 preserves the overall character of the city.

Submittal Date: March 30, 2018

Nomination Submittals and Requirements:

Name: 1312 S Phillips Avenue Residential Renovation

Contact information: John and Nancy Stratman

Name of the nominator: Mike Cooper, Diane deKoeyer, and Russ Sorenson, Planning Department

Contact information: 367-8888

Business Name: None

Project Address: 1312 S Phillips Avenue

Narrative: Provide a concise description or narrative of the project, program, organization, or individual that is being nominated. This description/narrative should address the following items:

- If the nominated project involves a site or district, explain its historical significance, the challenges overcome, unique strategies and activities carried out, and the impact of these activities on the community.
- Describe the people involved and how this project could be a model for others considering rehabilitation projects. Those who made a significant contribution to its success must be listed as co-nominees.
- If the nominee is an individual or organization, describe their accomplishments and contributions to the area of historic preservation.
- List the amount of grant assistance received for the project and the source.

Nomination Guidelines:

The nominated project should relate to one or more of the following items. Please explain its relation in your narrative:

- Showcases historic preservation as a strategy to renew the viability of diverse older neighborhoods
- Meets community needs through the rehabilitation and active use of individual landmarks
- Demonstrates that older buildings are excellent examples of "green" and sustainable construction
- Demonstrates that historic preservation supports economic, environmental, and cultural sustainability in communities
- Broadens the ethnic and cultural diversity of historic preservation
- Uses innovative, replicable strategies that create new models for historic site interpretation, stewardship, and/or reuse
- Involves properties that encourage private investment in historic building rehabilitation

Please send all nomination information to:
Preservation Planner
City of Sioux Falls
Planning Office
P.O. Box 7402
Sioux Falls, SD 57117-7402

Or email the information to: ddekoeyer@siouxfalls.org and rsorenson@siouxfalls.org

For questions, please contact Diane deKoeyer at (605) 367-8889 or Russ Sorenson at (605) 367-8896.

1312 S Phillips Avenue - John and Nancy Stratman Residential Renovation

The 1982 National Register nomination for the All Saints Historic District in Sioux Falls SD included 215 contributing properties with a period of significance from 1880 to 1940, and a total of 234 properties.

The subject property located at 1312 S Phillips Avenue was developed for residential use in 1915. The residential structure and garage are listed as contributing to the historic district. Finished in clapboard siding, this two-story dwelling has an open one-story porch across the front façade, and features a two-story bay surmounted by a gabled dormer.

Relative to historical significance, John J. Fitzgerald, a trucker for the Chicago, Minneapolis and St. Paul Railway and his wife, Lyda, were the first to live at the 1312 S Phillips Avenue residence.

Current home owners are John and Nancy Stratman. Before purchasing the subject property, it is important to know the Stratmans appeared before the Sioux Falls Board of Preservation meeting in February 2017 to further explore and evaluate renovation options. A neighbor in attendance at the meeting commented the house was vacant and in disrepair and the proposed renovations to the house would be a historic district neighborhood improvement.

The Stratman’s application submittal to renovate the front/west façade and the rear/east façade, replace windows, tear down the existing dilapidated garage and replace with another garage structure was deemed exemplary and much appreciated by Board members in conducting their review. The application packet included drawings depicting improvements, informative historical newspaper article, and several photographs. Going above and beyond, the Stratmans had also conducted a windshield survey of the All Saints Neighborhood and discovered that approximately 27 properties utilize column and raling construction vs. knee wall construction on the porch of house structures.
The Stratman’s list of proposed improvements to the property at 1312 S. Phillips Avenue included:

**Front/West Façade:**
1. Change the siding on the second story and attic dormer of the front of the house to scallops rather than the less attractive clapboard siding that currently exists to enhance the overall appearance of the house.
2. Change the attic dormer window to a three pane divided window.
3. Remove the current silver aluminum storm windows with no replacement or replace with a color matching window.
4. Remove the lattice work skirting beneath the deck on the north side of the front porch and replace with the clapboard siding that is currently used on the front of the house to improve the appearance and be consistent with other materials used below the deck of the front porch.
5. Remove the knee wall currently surrounding the front porch and replace it with a railing and spindle configuration. The railing would be of sufficient height to meet current city codes. This change would enhance the overall appearance of the house and neighborhood.

**Rear/East Façade:**
1. Replace the open porch on the main level of the home with a combined bathroom and laundry. This would require extending to the east the foundation of the back porch by 4’. At the same time the foundation would be extended 4’ to the south. The structure would also include a small deck approximately 5’ wide with steps to the south. Windows on this addition would be of a 3 pane transom style. They would be on both the east and south sides of the proposed addition. The addition would carry the same clapboard siding as exists on all sides of the house.
2. Second story screen porch would remain intact with new screen material.
3. Remove the current single car garage and replace with a new 24’ x 24’ two stall garage that faces north. This structure would be one that does not mimic, but rather compliments the appearance of the house. House and garage would share the same exterior paint scheme.
4. The entire roof would have existing gutters removed and replaced with a larger gutter system that can handle the rain runoff from the large roof area and at the same time be more resistant to plugging from the abundance of tree leaves that surround the house. Exterior windows would be replaced with wood windows that include a 3 x 3 divided pane in the top half. The paint scheme would be multiple (2 or 3) colors that are consistent with the period.

During the meeting, the Sioux Falls Board of Historic Preservation members had constructive dialogue. Board members expressed that although the scallop design is more modern and may perhaps look better, that it would be a deviation from the original historic house design. Board members commented that siding materials to be used should be clapboard, and that the knee wall design be continued on the porch in front of the house. Board members were in agreement the applicant’s proposed work for the front of the house would have an adverse effect on the historic house and district, however, the rear/east façade, including garage demolition and new replacement, would not have an adverse effect.
The Stratmans felt the alternative, to not do any renovations, would be a greater sin. The proposed improvements to the house were important to them, and they left the decision up to the discretion of the Board. The Stratman were willing to accept Board recommendations regarding installation of shake shingle siding design instead of scallop siding design.

The Stratmans proceeded with construction that lasted about one year and recently completed. New structural system improvements included: plumbing; electrical; mechanical; roofing; and windows. The wooden windows were rebuilt, with new pulley & cord systems, and broken windows were replaced with period correct glazing. Other renovations included: conversion of the upper screen porch in the back of the house to an enlarged bedroom space; Also, a laundry room and ¾ bathroom were added in the back of the house. Of interest is that a laminated wood beam from a local church was repurposed for structural foundation support for the house. Site improvements included: installation of new exterior underground electrical service; removal of the front concrete walk up steps near the public sidewalk, along with regrading the front yard, were done for additional lawn area and curb appeal. The new garage has a 9½ : 12 roof pitch, whereby the trusses were hand cut.

What initially began as a real estate investment project for the Stratmans slowly turned into a passion for preservation and neighborhood relationship building. During construction neighbors, as well as unknown pedestrians and motorists, recognized the Stratmans diligent preservation efforts with stopping to visit and/or honking their vehicle horns in approval. Recently the Stratmans hosted an open house for neighbors and friends.

It's obvious, the Stratmans are extremely proud of their roll up the sleeves preservation efforts, and so delighted the historic character of the house and property have been retained and preserved. During construction they avoided the removal of historic materials or significant alteration of features and spaces that characterize the house and property. The distinctive features, finishes, and construction techniques used in the house renovation are wonderful examples of craftsmanship, preservation and repurpose.

The Stratmans have helped to keep an energetic renovation vibe going along Phillips Avenue corridor. Most noteworthy, the Stratmans are accomplished historic neighborhood community builders in Sioux Falls and should be honorably recognized as recipients of the 2018 Mayor’s Historic Preservation Award.
1312 S. Phillips Ave.

Before (2017)  

After (2018)  

Front of House  

1312 S. Phillips Ave.

Before (2017)  

After (2018)  

Back of House
1312 S. Phillips Ave.

**BEFORE (2017)**

Old Garage

**AFTER (2018)**

New Garage - 24' X 24'
May is Historic Preservation Month

Join us in attending these valuable seminars on how to maintain your historic home!
Wednesday, May 2
RESIDENTIAL LANDSCAPES
Presented by Lance Meyerink, Groundwater, Inc.
6:30-8:30 PM
Anne Zabel Studio Theater
at the Orpheum Theater
315 N. Phillips Avenue

Thursday, May 10
WINDOW RESTORATION
Presented by Ben Brunick,
Chalkstone Woodworking
6:30-8:30 PM
Anne Zabel Studio Theater
at the Orpheum Theater
315 N. Phillips Avenue

Wednesday, May 16
MASONRY RESTORATION
Presented by Gene Rollinger
Tuckpointing and Caulking
6:30-8:30 PM
Anne Zabel Studio Theater
at the Orpheum Theater
315 N. Phillips Avenue

QUESTIONS? Email Diane de Koeyer at: ddekoeyer@siouxfalls.org
MISSOURI VALLEY HISTORIC PRESERVATION CONFERENCE

Draft 3/11/18

May 16-18, 2018, Vermillion, SD

Hosted by the Clay County, SD Historic Preservation Commission in cooperation with the South Dakota Office of Historic Preservation and other organizations, the conference highlights the economics of historic preservation and will give preservationists and others from South Dakota and surrounding states an opportunity to compare experiences and exchange ideas.

Housing Accommodations

The recently renovated Red Roof Inn of Vermillion offers a special $55/night rate for conference participants. Reservations should be made directly at 605.624.8005 noting Historic Preservation Conference to receive special rate. Other accommodations include the Holiday Inn Express, Best Western, Prairie Inn and the Buffalo Run Winery/Bed & Breakfast.

Registration

Advance conference registration is encouraged by clicking on the registration button on this page or the Clay County Historic Preservation Commission website. The registration fee is $20/person and may be paid on line or at the May 16 opening reception or the May 17 opening session of the conference. Registration is payable to the Vermillion Chamber/Development Co. (Tel: 605-624-5571) which is handling registration for the conference at (website).

For Further Information: Ted Muenster at tmuenster@vyn.midco.net

Conference Schedule (in formulation)

Wednesday, May 16

5:30-7:00 p.m. Registration and Informal Reception, Historic Dakota Brick House, Downtown Vermillion, will consist of light hors d’oeuvres and non-alcoholic beverages provided. Alcoholic beverages are also available for purchase.

Thursday, May 17

8:00-9:00 a.m. Registration and Continental Breakfast, Coyote Twin Theaters, Downtown Vermillion

9:00 a.m. Welcome Jim Wilson, Chair Clay County Historic Preservation Commission, Red Steakhouse Theater of the Coyote Twin

Introduction of Keynote Presentation: Ted Spencer, Director of South Dakota Office of Historic Preservation
Keynote Speaker: “Economics of Historic Preservation”, Donovan Rypkema, founder and CEO of Place Economics, Washington, DC

10:00 a.m. Panel Discussion of Rypkema Presentation: University of South Dakota History Professor Molly Rozum, Moderator; Discussants include Donovan Rypkema, Ted Spencer, Linda Mairose, Century 21 Real Estate, Le Mars, IA and USD Economics Professor Michael Allgrun, followed by

Audience Questions & Answers

11:45 a.m. Picnic Lunch, 1882 Austin Whitemore House, Downtown Vermillion, home of Clay County Historical Society. If the weather is inclement, the luncheon will be held at the Edith Siegrist Library.

Topical Sessions, Siegrist Public Library, Downtown Vermillion

1:15 p.m. Participating Organizations Self Introductions

1:45 p.m. Working with Local & State Governments and Recruiting CLG Members, Jim Wilson, Vermillion, SD, Moderator

2:45 p.m. Building Local Constituencies, Richard Zietlow, Le Mars, IA; Susan Keith Gray, Vermillion, SD, and others

3:45 p.m. Break

4:00 p.m. Working with Local and Regional Media, Bernie Hunhoff, Yankton County CLG/Moderator and others

5:00 p.m. Optional Tours of Spirit Mound, USD Old Main, Mulberry Point Missouri River National Park Overlook

Dinner at Leisure

Friday, May 18

8:30 a.m. Continental Breakfast at the W.H. Over Dakota Museum, 110 N University Street

9:00 a.m. Historical Preservation Publications: Propagating Findings and Images, Evelyn Schlenker, Clay County HPC, Moderator

10:30 a.m. Break

10:45 a.m. TBA

12:15 p.m. Conference Adjournment/State Meetings as Required

Limited admission passes to the National Music Museum, USD.