City of Sioux Falls
SOUTH DAKOTA

P.O. Box 7402, Sioux Falls, SD 57117-7402

PLANNING AND DEVELOPMENT SERVICES

Board of Historic Preservation

Wednesday, April 10, 2019
4:00 pm
City Center, Room 110
231 North Dakota Avenue
Sioux Falls, SD

MEETING ASSISTANCE. Upon request, accommodations for meetings will be provided for persons with disabilities. Please contact the Human Relations office, located on first floor of City Hall, 224 West Ninth Street, Sioux Falls, SD, at 367-8745 (voice) or 367-7039 (TDD) 48 hours in advance of the meeting.

AGENDA

Facilitators: Rachael Meyerink, Board Chair
Rob Collins, Vice Chair

Staff Liaison: Diane deKoeyer, Planning & Development Services

1. CALL TO ORDER & QUORUM DETERMINATION

2. WELCOME & INTRODUCTIONS

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF MARCH 13, 2019 MEETING MINUTES

5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual)

6. NEW BUSINESS
   A. Demolition of existing, non-contributing garage
      and construction of new garage, 1309 S. Phillips Ave.
      All Saints Historic District
      (board action required)

      Nick Kapperman, Jarrod Smart Construction

   B. Art Hanging System, City Hall
      Individually listed, National Register of Historic Places
      (board action required)

      Diane deKoeyer

7. OTHER BUSINESS
   A. HAYES Historic District residents Q & A

8. ADJOURNMENT

Planning
605-367-8888
Fax 605-367-4983

Development Services
605-367-8670
Fax 605-367-6045

Zoning
605-367-8254
Fax 605-367-6045

Licensing
605-367-8672
Fax 605-367-8737

Neighborhood Services
605-367-8613
Fax 605-367-8737

Property Maintenance
605-367-8900
Fax 605-367-4599

Affordable Housing
605-367-8183
Fax 605-367-4599

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InSite/Support Services/General Templates/Planning and Development/Meeting Agenda Template.pdf
Regular Meeting Minutes for February 13, 2019

Members Present:
Pam Cole  
Rob Collins  
Alex Halbach  
Thomas Keller  
Rachael Meyerink  
Lura Roti  
Shelly Sjovold

Members Absent:
Josh Chilson  
Jennifer Dumke  
Lynn Remmers  

Staff Present:
Diane deKoeyer, Neighborhood Planner, BoHP Staff Liaison

Public in Attendance:
Pat Artz, Homeowner's Son  
Maxwell Barbara

1. Call to Order and Quorum Determination
Chairperson Rachael Meyerink called the meeting to order at 4:01 p.m.

2. Welcome and Introductions
Chairperson Rachael Meyerink welcomed board members and guests, and gave introductory comments.

3. Approval of Regular Agenda
Chairperson Rachael Meyerink requested a motion to approve the regular agenda. Member Alex Halbach made the motion to approve the regular agenda. Member Lura Roti seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the February 13, 2019 Meeting Minutes
Chairperson Rachael Meyerink requested a motion to approve the February 13, 2019, meeting minutes. Member Tom Keller made the motion to approve the minutes as presented. Member Lura Roti seconded the motion. The motion to approve the February 13, 2019, meeting minutes passed unanimously.

5. Public Input on Non-Agenda Items (five-minute period)
There was no public input received.
6. **New Business**
   
   A. 216 N. Summit Ave.  
      Cathedral Historic District  
      (Board action required)  
      Pat Artz, Homeowner's son, Contractor

   Pat explained that his parents purchased the home in 1987 when he was a child. His father was a contractor who started to replace some of the siding but the rear façade where siding was removed left the existing cedar exposed. On the front of the house, 8" siding had been installed at the lower level.

   Pat's father passed away a couple years ago and his mom, Irene still lives in the home. Pat would like to replace all the siding with an LP SmartSide product.

   Member Rob Collins stated that in the Secretary of Interior Standards that like material with like material should be used for replacement. Given the cost of cedar replacement, the owner requested a woodgrain LP siding. In lieu of trying to provide a wood grain look to the siding, Rob proposed using a smooth finish so that it is evident that it is not an actual wood product and also non-historic.

   Further discussion ensued to clarify what Pat would be doing with the window trim and all areas that the new siding would be located at.

   Board member Tom Keller made the motion that the contractor would use a 6" reveal, smooth LP SmartSiding. Member Rob Collins seconded the motion and the motion passed unanimously with the remaining board members.

7. **Other Business**

   A. Sherman Historic District Q & A  
      No discussion.

   B. 2019-2020 CLG Funding Request – discussion and proposed items  
      1. Window restoration workshop for homeowners and contractors that are interested in specializing in this work.  
      2. Is funding available for restoration work of a house in a historic district?  
      3. What are other national and regional conferences and workshops that board members can learn from?

8. **Adjournment**

   With no further business, the Board of Historic Preservation meeting was adjourned at approximately 4:50 pm.
24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with The Secretary of the Interior’s Standards for the Treatment of Historic Properties as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

(1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

(2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

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

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation
The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological 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.
SIoux Falls Board of Historic Preservation

Project Review  April 10, 2019

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  House is contributing, the existing garage is non-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  Nick Kapperman, Jarrod Smart Construction

Neighbor Notification  No

Staff Comments  With the non-contributing status of the existing garage, staff supports the demolition of the garage structure to be rebuilt.

Board action  Required

Photos  See attached
April 1, 2019

Board of Historic Preservation City of Sioux Falls
Liaison: Diane d’Rooseyer
Planning and Building Services
231 North Dakota Avenue
Sioux Falls, SD 57117-7402

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

Please consider the following information regarding this application to rebuild the detached garage at the above listed residence.

This application is for approval to re-build a two-story detached garage in place of the existing single-story garage with like materials in order to match the existing garage as well as possible while still distinguishing itself as a new structure, not original to the property. The proposed garage will be similar in size but will be 2' deeper and 7' 6" wider. In order to comply with minimum setback requirements, the garage will be shifted 2' to the east and 7' 6" to the south. The proposed plans include construction of sensitive architectural details to the garage in an effort to positively impact the historical contributions the garage has on the Tudor 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 a 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 plans also have provisions to match the roof pitch to the existing house. A lower level will be added for additional storage. The detached garage will maintain compliance with current building codes while maintaining the integrity of its historical details using materials that match or complement the existing house. This addition has been designed by our client (the current home owner) 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, it will also add to the architectural interest of the neighborhood.

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

Respectfully,

[Signature]

Nick Kappelman, Project Manager
Jarrod Smart Construction, Co.
Front/East Façade of Home

Rear/West Façade of Home
Side/East Façade of Garage

Front/South Façade of Garage
Front/South Façade of Garage and House
LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SE CORNER QUARTER OF BLOCK 16
SHERMAN'S ADDITION TO BLOCK FALLS, MINNESOTA CO., SD

NOTES:

1. THE HOUSE WAS LAYED OUT USING INFORMATION PROVIDED BY THE BUILDER.
2. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.
3. DEEDED LEGAL DESCRIPTION WAS USED, JUNIOR OR SENIOR RIGHTS OF ADJACENT OWNERS WERE NOT RESEARCHED.
SIoux Falls Board of Historic Preservation

Project Review: April 10th, 2019

Property Address: 224 W. 9th St.
Property Owner: City of Sioux Falls
Historic District: Downtown Historic District and Individually listed on the National Register of Historic Places
Year Built: 1936
Category: Contributing

Project: As part of the City Hall Art Initiative, the Mayor’s office is interested in displaying public art on selective walls in the City Hall Lobby. Ivy Oland Dandar, an Arts Consultant has provided a report with recommendations as to where art should be hung and the type of hanging system that could be used given the marble walls they would be located on.

National Register: The Sioux Falls City Hall is a three story tan pressed brick governmental building which is an excellent and intact example of WPA Moderne design. The building’s simple sculptural volumes rise from a sharply contrasting black polished stone base, and step backward as the building rises in height. The black of the polished stone base is repeated in wide smooth door surrounds and urns which flank the stairs leading to the entrances. The building’s tall, narrow windows are vertically aligned within simple brick and stone surrounds, some of which are recessed to form fluting. The building is capped with smoothly dressed buff-colored stone coping. Sculptural stone panels top each of the first story windows have been replaced. One wall of the city commission chambers includes a WPA Federal Art Project mural by Edwin Boyd Johnson, which depicts agriculture and labor themes. A low-rise concrete parking ramp has been added to the northern side of the building.

Description: Wall hanging system on marble walls

Project Representative: Diane deKoeyer

Neighbor Notification: No

Staff Comments: Board’s approval for an artwork hanging system is required before work any holes can be drilled on the marble walls. I met with Kate Nelson and Liz Almlie from SHPO on site in March and recommended board review.

Board Action: Required

Photos: See attached
LOCATIONS & DIMENSIONS

I have included a floor plan noting the primary art locations (blue), secondary art locations for consideration (green), and additional recommendations for other environmental improvements (red).
Location 1.
Recommended art size, ideally 30"w x 40"h. Art should be no more than 36"w or 42"h, and no less than 24"w or 30"h.

Location 2.
Recommended art size, ideally 60"w x 36"h. Art should be no more than 72"w or 40"h, and no less than 48"w or 24"h (if panoramic).

Additionally, while the decorative clock may be well coordinated with the interiors, a smaller, simple clock should be considered, as the current clock may compete with the artwork placed below.

Location 3.
Recommended art size, ideally 72"w x 36"h. Art should be no more than 84"w or 48"h, and no less than 60"w or 24"h (if panoramic).

Location 4. (alternate)
I would highly recommend Location 4 as an additional art placement opportunity. If placed outside the entrance of the Mayor's office, it will be viewed by a much broader audience than the pieces within the office, and will help set the tone for the exhibit.

Additionally, it will strengthen the presence of the piece at location 3. If art is placed here, I would recommend that the current historical photo be relocated to the opposite side of the corridor (location 8).
Recommended art size, ideally 60"w x 30"h. Art should be no more than 72"w or 48"h, and no less than 42"w or 24"h (if panoramic).

Location 5.
This location would lend itself well to the display of a larger number of smaller pieces. Works from area school children, historical photos, etc., may be well suited for this location, as they would be viewed by a large number of visitors entering/exiting the facility for a variety of reasons. Perhaps this could be considered as a phase 2 option?

Whether or not art is installed at this location, I would recommend that the literature rack be relocated to the north side of the corridor (locations 7).

Location 6.
The space between the reception desk and the office door at location 6 may be a good opportunity to integrate a piece of sculpture, as it would be highly visible without obstructing traffic flows or creating concerns about safety.

Location 7.
I'm recommending the north walls of this corridor as a more appropriate location for the literature rack currently placed at location 5.

Location 8.
I'm recommending location 8 as an appropriate place for the historical photos to be consolidated and relocated to. The photos and related information are very interesting, however, because of their size, they are currently lost in the space. Bringing them together, along with the corresponding information about the photos, will give them much stronger presence.
Above and Below: Example of AS Hanging System