Board of Historic Preservation
Wednesday, August 28, 201
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

Staff Liaison: Diane deKoeyer, Neighborhood Planner

1. CALL TO ORDER & QUORUM DETERMINATION
   Chair

2. WELCOME & INTRODUCTIONS
   Chair

3. APPROVAL OF REGULAR AGENDA
   Chair

4. APPROVAL OF JULY 10, 2019 MEETING MINUTES
   Chair

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

6. NEW BUSINESS
   A. McDowell Residence Addition, 1321 S. 2nd Ave.
   McKennan Park Historic District
   (board action required)
   Scott Hjellming, Hjellming Const.
   Barb McDowell, Homeowner

7. OTHER BUSINESS
   A. (Re)Election of Vice Chairperson
   Diane

8. ADJOURNMENT
Regular Meeting Minutes for July 10, 2019

Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

Members Present:  
Rachael Meyerink  
Alex Halbach  
Pam Cole  
Jennifer Dumke  
Lura Roti  
Thomas Keller

Members Absent:  
Rob Collins  
Shelly Sjovold  
Lynn Remmers

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

Public in Attendance:  
Thomas Faini, Faini Jewelers  
Lenae Schwartz, Lenae Design, LLC  
Steve Bechtold, J H Bechtold Inc.  
Jon Jacobson, Confluence  
Vanessa Victor, Infrastructure DG  
Dena Knutson, City of Sioux Falls Public Works  
Jeff Helm, Sioux Falls Fire Rescue  
Robbie Veurink, Midwest Engineering

1. Call to Order and Quorum Determination  
Chairperson Rachael Meyerink called the meeting to order at 4:02 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 Tom Keller seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the June 12, 2019, Meeting Minutes  
Chairperson Rachael Meyerink requested a motion to approve the June 12, 2019, meeting minutes. Member Lura Roti made the motion to approve the minutes as presented. Member Pam Cole seconded the motion. The motion to approve the May 29, 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. Bechtold Jewelry, 325 S. Phillips Ave.  
Downtown Historic District  
(Board action required)

Lenae Schwartz, Lenae Design  
Thomas Faini, Faini Jewelry

Lenae Schwartz reviewed the request to update the storefront by removing the brick infill around the small display windows and replace it with large storefront windows as historic images indicate. Two options were presented. Option 1 indicates a narrow transom above the storefront and Option 2 indicates full height windows without a transom.

Member Keller made the motion that the proposed options to the project would not have an adverse effect on the Downtown Historic District. Member Halbach seconded the motions and the motion passed unanimously by the remaining board members.

B. Central Fire Station, 100 S. Minnesota Ave.  
Robbie Vieurink, Midwest Eng.  
Downtown & Individual Listing on National Register  
(Board action required)

Robbie Vieurink reviewed the necessity to repair structurally deficient beams in the apparatus bay that support the second floor of the Central Fire Station. Approximately 11 of the 33 structural beams to be encased with C-channels with through bolts to provide structural support. Robbie explained the grading process for Structural Lumber and Timber in Historic Structures to determine if reinforcement is required. In addition, the back section of the building where a hayloft once existed and is now used as a gym is also “severely out of place structurally”. This area is closed until the project bids in January and construction is completed.

Steel channels and exposed bolts will be painted black.

Member Halbach made the motion that the proposed project would not have an adverse effect on the Downtown Historic District and the individual listing on the National Register. Member Keller seconded the motion and the motion passed unanimously by the remaining board members.

C. 8th Street Bridge Reconstruction  
Individual listing on the National Register  
(Board action required)

Vanessa Victor, Infrastructure Design

The consultant is reporting back to the board in regards to spandrel wall aesthetics, lighting and interpretive signage under the west side of the structure. Vanessa reviewed the progress of the project since the meeting in August of 2018. Attached images indicate information as to the progress presented and discussed.

The board noted their preference for lighting on the inside/street side of the bridge (versus riverside). It better highlights the balustrade and provides additional sidewalk lighting.

The design team reviewed lighting the underside of the arch. The two options were:

1. Color match the fixtures to the bridge
2. Provide a Dryvit strip along the spring line of the arch to conceal the fixture.
The Dryvit strip created a 90-degree angle for birds to perch and build nests. The board expressed their support for the exposed fixtures and not obstructing the natural curve of the arch that birds are not attracted to for nesting. Vanessa further reviewed the options for colored lighting on the underside of the bridge where it could be uniquely lit to celebrate holidays and healthcare awareness.

The design team will be working with the Siouxland Heritage Museum for creating visual display / interpretive panels on the west side of the bridge for display.

The schedule of the project is for winter 2020 but could possibly get pushed to 2021.

Member Keller made a motion that the proposed rehabilitation as presented will not have an adverse effect on the East 8th Street Bridge. Member Halbach seconded the motion and the motion passed unanimously.

6. **Other Business**

   A. **(Re)Election of Officers**

   On review of the current Chair and Vice Chair having served one year in their positions, Member Keller recommended that Rachael Meyerink and Rob Collins continue a second year as Chairperson and Vice Chairperson, respectively. Member Cole seconded the motion and the motion passed unanimously.

**Adjournment**

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

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR
73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.
Secretary of the Interior’s Standards for Rehabilitation

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

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

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

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

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

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

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

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

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

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

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Property address 1321 S. 2nd Ave.

Property owner Barb and Pierce McDowell
1321 S. 2nd Ave.
Sioux Falls, SD

Applicant Scott Hjellming

Historic District McKennan Park Historic District

Year Built 1924

Category Contributing

Project With the purchase 53.60’ of the vacant lot to the south (property owner at 1325 S. 2nd Ave. purchased 15’ to the north of the vacant lot), Barb and Pierce McDowell are proposing to construct a solarium addition, stand-alone garage/garden shed (for future construction) to the existing home.

The addition sits back approximately 55’ from the front of the original house and is attached at the rear of the home where the original garage was remodeled for living space along with a stand-alone, two-stall car garage, in 2015.

The addition to the home is 1,522 SF. The future addition of the garage/garden shed is 309 SF.

Consistent elements of the addition and garage/garden shed additions that are found on the existing structure include:

- Stucco and brick
- Pitched gable ends
- Multi-paned Pella wood windows and doors
- Bluestone patios
- Wood shutters
- Cedar roof shingles
- Brick base
- Lancet and semi-circular windows at gable ends
- Second story dormers (east and west)

Modifications proposed to the existing (2015 remodel) south façade are:

- Remove existing wood shakes on the second story dormers and replace with stucco
- Connect the two separate dormers into one
- Face the base with brick
- Add shutters to second story windows
Modification proposed to the existing front/east façade are:
- Lower blue stone patio at grade in front of gable ends (patio is not original to the home)
- Rebuild front steps to semi-circular shape (existing steps are not original to the home)

National Register Description
This one-and-a-half story, rough-surfaced stucco cottage has a brick foundation and steeply pitched wood shingle roof. The building is composed of an unusual combination of lines, with the exaggerated verticality of the two front gables and the horizontal emphasis relayed by the lines of the main roof and the eyebrow window. Lancet and semi-circular windows ornament the front gables, and the expanses of multi-paned windows give the first story an open appearance. The smooth transition between public and private space is achieved by the recessed entranceway decorated with pedestals with flower pots. This eclectic cottage is further enhanced by its landscaping. In 1925, the front lawn was regraded to include a small terrace, and the original plans called for over 40 different varieties of plantings. Not all of these plantings remain, but the configurations are the same.

James A. Moore and wife Olga lived here from 1924 until 1937. He was a manager at the Loose-Wiles Biscuit Company. The next owners were Arno and Alba Buchholz who lived here through 1982. He was a manager at Northern States Power Company.

Hugill and Blatherwick were the architects for this home and Max Pfaender was the landscape architect.

Project Representative
Contractor

Neighbor Notification
Yes

Staff Comments
Staff recommends approval for the solarium and garage/garden shed additions at 1321 S. 2nd Ave.

Board action
Required

Photos
See attached
1924 LANDSCAPE PLAN
ORIGINAL GARAGE REMODELED FOR LIVING SPACE AT REAR OF HOME – 2015

GARAGE – 2015