Board of Historic Preservation  
Wednesday, February 12  
4:00 pm  
City Center, Conf. Room 110  
231 N. 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 367-6746 (voice) or 367-7039 (TDD) 48 hours in advance of the meeting.

AGENDA

Rachael Meyerink, Board Chair  
Shelly Sjovold, Board Vice Chair  
Diane deKoeyer, Neighborhood & Preservation Planner

CALL TO ORDER & QUORUM DETERMINATION  
WELCOME & INTRODUCTIONS  
APPROVAL OF REGULAR AGENDA  
APPROVAL OF 1/8/2020 MEETING MINUTES  
PUBLIC INPUT ON NON-AGENDA ITEMS  
(5-minute comment period per individual)

NEW BUSINESS
A. Carnegie Ramp Case Report, 235 W. 10th Street  
   Downtown Historic District & NR Listing  
   (board action required)  
   Robbie Veurink, ME
B. Irving School / Apartments  
   Section 106 Review  
   Diane / Rachael
C. Window Restoration Contractor  
   May Preservation Month Activity  
   Diane / Rachael

UNFINISHED BUSINESS
A. Endangered Site List for Buildings  
B. Administratively Approved Projects  
   Shelly
   Diane

ADJOURNMENT
Regular Meeting Minutes for January 8, 2020

Members Present:  
Rachael Meyerink  
Pam Cole  
Jennifer Dumke  
Lura Roti  
Shelly Sjovold  
Kathy Renken  
Tom Keller  
Lynn Remmers

Members Absent:  
Alex Halbach

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

Public in Attendance:  
Chad Van Laecken, CE Construction  
Dwight Waldner, CE Construction  
Tim Wingen, Miller Funeral Home  
Gary Maassen, Miller Funeral Home

Call to Order and Quorum Determination  
Chairperson Rachael Meyerink called the meeting to order at 4:00 p.m.

Welcome and Introductions  
Chairperson Rachael Meyerink welcomed Board members and guests and gave introductory comments.

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

Approval of the December 11, 2019 Meeting Minutes  
Chairperson Rachael Meyerink requested a motion to approve the December 11, 2019 meeting minutes. Member Pam Cole made the motion to approve the minutes as presented. Member Lura Roti seconded the motion. The motion to approve the December 11, 2019, meeting minutes passed unanimously.

Public Input on Non-Agenda Items (five-minute period)  
None

New Business  
A. 501 S. Main Avenue, Roof Repairs  
Downtown Historic District  
Tim Wingen, Miller Funeral Home  
Chad Van Laecken, CE Const.
When a roofing contractor removed clay tile from the roof, they found areas of the existing soffit with rotted wood and fascia. When another contractor was brought in for repairs, an area of the existing soffit failed. The contractor described the existing soffit as stucco and found numerous cracks at the perimeter of the soffit.

The contractor proposed to remove all fascia boards, crown molding and soffits. The contractor indicated that new wood would replace all materials with wood including the stucco soffit with a ¾" plywood. The existing corbels would remain in place unless repair required removal and replacement.

There was extensive discussion regarding the appropriate material to replace the stucco soffit. EIFS was reviewed, but due to the thickness it would be flush or below the fascia. Fiber cement board was reviewed but the contractor felt that it would absorb moisture and would fail. Member Lynn Remmers proposed using STO. She described it as similar to EIFS without the thickness of insulation.

The contractor noted that with any replacement material vents would be required to allow for air flow. Additionally, all material seams would have to butt up against the corbels so that seams were less apparent visually and would minimize moisture from entering.

The contractor noted that they preferred to use the painted plywood due to ease of working with the material and providing a smooth painted finish.

Member Lynn Remmers made a motion to approve the ¾" painted smooth plywood to replace the soffits, and corbels, fascia and crown moldings could also be replaced to match existing. Member Tom Keller made a “friendly amendment” that plywood seams would be located adjacent to the corbels. Member Pam Cole seconded the motion and the motion passed unanimously by all remaining board members.

Diane mentioned to the owner, that since they had not provided information for the new clay roof tiles, that specifications should be submitted for review before a building permit can be issued.

B. Administrative Approvals

Diane explained that each month she will be including a list of properties and/or projects that she has administratively reviewed for approval of a building permit.

C. 2020 Meeting Schedule

All meeting dates for 2020 were provided to board members in their packets.

Unfinished Business

A. Endangered Site List

Last month’s list was sent to Liz Almlie with the SHPO for review. Liz was interested in how the list of buildings were selected and what would be done with the list. Diane explained to her that due to schools that have been demolished in the past, that it was our intent to try to protect them. If they didn’t already exist within a historic district, and if they are privately owned rather than owned by the school district, we could
pursue inviting the owners to individually list them on the National Register of Historic Places.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:04 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 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.
SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review: February 12, 2020

Property address: Carnegie Town Hall
235 W. 10th Street
Sioux Falls, SD

Property owner: City of Sioux Falls
224 W. 9th St.
Sioux Falls, SD 57104

Applicant: Robbie Veurink, Midwest Engineering Company

Historic District: Downtown Historic District and Individually Listed on the National Register of Historic Places

Year Built: 1903

Project: Remove existing structurally deficient ADA Ramp and replace with new steel and galvanized finish.

National Register Description: The Carnegie Free Public Library is a fine Classical Revival style library building constructed of rockfaced Sioux quartzite which is already listed on the National Register. Joseph Schwartz Architect.

Project Representative: Consultant

Neighbor Notification: No

Staff Comments: Recommend approval

Board action: Required

Photos: See attached
Above and Below: West facade
Left and Below: Existing Ramp
<table>
<thead>
<tr>
<th>Type of Structure</th>
<th>Name</th>
<th>Address</th>
<th>Year Built if Known</th>
<th>Subdivision</th>
<th>Sub Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church</td>
<td>possibly originally the 7th Day Adventist now Apostolic House of Deliverence</td>
<td>514 South Duluth</td>
<td>in 1924 City Directory</td>
<td>LOT 4 BLK 5</td>
<td>GRIGSBY'S</td>
</tr>
<tr>
<td>Church</td>
<td>East Side Presbyterian</td>
<td>326 N Fairfax/1001 E. 6th</td>
<td>1900</td>
<td>16-101-49 SIOUX FALLS CITY</td>
<td>UNPLATTED</td>
</tr>
<tr>
<td>Church-repurposed</td>
<td>First Free Methodist Church/Single family home on same lot</td>
<td>600/604 S. 4th Ave</td>
<td>1900</td>
<td>LOT 2 BLK 38</td>
<td>GALE'S 6TH</td>
</tr>
<tr>
<td>Commercial</td>
<td>Moe Grocery</td>
<td>127 N Covell</td>
<td>1917</td>
<td>LOT 1 BLK 28</td>
<td>COVELL'S 2ND</td>
</tr>
<tr>
<td>Commercial</td>
<td>701 S. Glendale</td>
<td></td>
<td>1945</td>
<td>LOT 1 BLK 2</td>
<td>FAIRLAWN</td>
</tr>
<tr>
<td>Commercial</td>
<td>Haggar Grocery</td>
<td>1511 e 5th</td>
<td>1921</td>
<td>LOT 57 BLK 2</td>
<td>HIGHLAND</td>
</tr>
<tr>
<td>Commercial</td>
<td>Schultz and Lange Grocery</td>
<td>1206 E 6th</td>
<td>1920</td>
<td>LOT 16 BLK 1</td>
<td>LAWLER'S</td>
</tr>
<tr>
<td>Commercial</td>
<td>St. Marie Grocery</td>
<td>1215 S Summit</td>
<td>1922</td>
<td>BLK 21</td>
<td>PARK</td>
</tr>
<tr>
<td>Commercial</td>
<td>Williams Bros. Grocery now Kolbe watch shop</td>
<td>1301 S. Duluth</td>
<td>1900</td>
<td>LOT 1 BLK 30</td>
<td>PARK</td>
</tr>
<tr>
<td>Commercial</td>
<td>Smith Grocery</td>
<td>706 w 28th going to go away with Sanford Expansion</td>
<td>in 1924 City Directory</td>
<td>BLK 14</td>
<td>UNIVERSITY</td>
</tr>
<tr>
<td>Commercial-repurposed</td>
<td>Albert Grocery- now Sunny's Pizzeria</td>
<td>1801 S. Walts</td>
<td>1929</td>
<td>LOT 2 BLK 7</td>
<td>UNIVERSITY</td>
</tr>
<tr>
<td>Mid-Century Home</td>
<td>1100 Tomar Road</td>
<td></td>
<td>1969</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid-Century Home</td>
<td>1100 Tomar /Lane</td>
<td></td>
<td>1968</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid-Century Home</td>
<td>1201 Tomar Road</td>
<td></td>
<td>1969</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>Whittier</td>
<td>930 E 6th</td>
<td>1922 Perkins and McWayne built new 14 room 2 story building, lots of additions and wings added through the year</td>
<td></td>
<td></td>
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<tr>
<td>School</td>
<td>Hawthorne</td>
<td>4th and Duluth</td>
<td>1984 Henry Carlson Co.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>Laura B. Anderson</td>
<td>1600 N. Wayland</td>
<td>1940s Henry Carlson Co./1959 Spitznagel addition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>Garfield</td>
<td>701 Roberts Drive</td>
<td>1952</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>Horace Mann</td>
<td>1401 E. 26th</td>
<td>1953</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School repurposed</td>
<td>Beadle</td>
<td>715 E 14th</td>
<td>1921</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School repurposed</td>
<td>Longfellow</td>
<td>1116 South 4th</td>
<td>1914</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School repurposed</td>
<td>Franklin</td>
<td>1200 E 3rd</td>
<td>1923</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The original building, built in 1923 at 1200 E. 3rd Street, was hard to build as the foundation sat on solid granite. It included 13 classrooms. An addition was completed in 1955 that added 6 classrooms. New windows and doors were added in 1964. The school was built by the Sioux Falls Construction Company. The plans were designed by Perkins and McWayne. (THE ORIGINAL BLUEPRINTS ARE IN THE COLLECTION OF THE SIOUXLAND HERITAGE MUSEUMS)

According to the Argus Leader on June 11, 1923 "it will mark the epoch in ward school buildings in Sioux Falls and South Dakota."

1999 Converted into Joe Foss Alternative School until around 2011. It is now privately owned.
Beadle School was constructed on the original Longfellow site at 14th Street and 7th Avenue. The old Longfellow school was torn down and some of the building materials were used for the new school. Sioux Falls Construction Company did the work of both tearing down the old school and constructing the new school.

Mrs. Rose Bay was the first principal. There were six classrooms, a gym and it originally served 236 students. In 19129 four rooms were added. General Beadle is known as the “Father of South Dakota Public School System.”

The school was bought by the East Dakota Educational Cooperative in 1990.