Board of Historic Preservation

Wednesday, October 14
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

Alex Halbach, Board Chair
Lura Roti, Board Vice Chair
Diane deKoeyer, Neighborhood & Preservation Planner/Staff Liaison

CALL TO ORDER & QUORUM DETERMINATION

WELCOME & INTRODUCTIONS

APPROVAL OF REGULAR AGENDA

APPROVAL OF 9/9/2020 MEETING MINUTES

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

NEW BUSINESS
A. Review Fiberglass Replacement Window Information for Approval in Historic Districts (board discussion)

B. Administratively reviewed projects (information only)

UNFINISHED BUSINESS
A. None

ADJOURNMENT
Regular Meeting Minutes for September 9, 2020
City Center, Conference Room 110

Members Present:
Alex Halbach
Lura Roti
Rachael Meyerink
Lynn Remmers
Gail Fossum Shea
Adam Nyhaug
Pam Cole

Members Absent:
Kathy Renken

Staff Present:
Diane deKoeyer, Staff Liaison

Public in Attendance:
Sarah Jennings, Homeowner
Brian Jennings, Homeowner
Ryan Knutsen, Remtec Construction
Bob Natz, Natz & Associates
Katie Krantz, VanDeWalle Arch/Property Owner
Brad Dietzenbach, VanDeWalle Arch/Property Owner
Rich Jensen, Dakota Preservation Consultant
Nolan Hazard (new board member in October)
Nicholas Kummer (new board member in October)

Call to Order and Quorum Determination
Chairperson Alex Halbach called the meeting to order at 4:04 p.m.

Welcome and Introductions
Chairperson Alex Halbach welcomed Board members and guests and gave introductory comments.

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

Approval of the August 12, 2020 Meeting Minutes
Chairperson Alex Halbach requested a motion to approve the August 12, 2020 meeting minutes. Member Lura Roti made the motion to approve the minutes and Member Rachael Meyerink seconded the motion. The motion to approve the August 12, 2020 meeting minutes passed unanimously.

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

New Business
A. 326 E. 21st Street – Kitchen and Garage demolition and addition
   Sarah and Brian Jennings, Homeowners
   Bob Natz, Natz & Associates
   Ryan Knutsen, Remtec Contractor
   1. Sarah Jennings reviewed the existing conditions of their property as it relates to the request to add onto their kitchen and the demolition and reconstruction of the garage for improved functionality.
2. A structural assessment was provided by RISE Structural Associates in Harrisburg, SD that identified the lack of structural integrity of the garage based on the non-existing frost protected foundation. In addition, the integrity of the west wall has been compromised by excessive moisture, rotted wall studs and deflection in the north wall.

3. The finish material of the proposed garage will have a finer stucco finish than the rough finish that exists on the current garage and house.

4. After much discussion regarding the existing garage and the proposed new construction of the structure, it was noted by board members that the garage design is sympathetic, appropriate in massing and detail and respectful to the original garage.

5. Board members agreed that the brick accents of the existing garage are appropriate to use in the new design. Similarly, the same accents will also be used on the kitchen addition to the house including the east façade.

6. Like the garage, aluminum clad windows will be used on the addition of the house. The bay window on the home’s north façade appear to have been added and therefore the French doors as proposed, is acceptable to the board.

7. The west façade of the kitchen addition butts up to the west façade of the existing house. To better meet the Secretary of Interior Standards for Rehabilitation, new work shall be differentiated from the old (see item #9). Where the two facades meet, board members requested a vertical separation to distinguish the historic and modern construction.

8. Motion – Member Pam Cole made the motion that the proposed demolition of the existing garage and construction of a new garage and addition to the house would not have an adverse effect on the McKennan Park Historic District. A friendly amendment was made to include the vertical separation of the new and old construction of the house on the west façade and to use the finer stucco finish at all new areas of construction. Member Rachael Meyerink seconded the motion with noted amendments and the motion passed unanimously by the remaining board members.

B. 210 S. Phillips Avenue – Storefront Replacement
   Katie Krantz, VanDeWalle Architects/Property Owner
   Brad Dietzenbach, VanDeWalle Architects/Property Owner

1. Katie reviewed the existing condition of the storefront. The aluminum storefront is a non-thermally broken frame with peeling paint. The glazing is a single ¾” clear glass that is not energy efficient.

2. The proposed full height curtain wall system will be thermally broken and energy efficient to the building. The frame will have a factory baked paint system.

3. The new curtain wall system will remain in the same location and pattern.

4. The existing brick sidewalls with painted copper will be repainted gray. The brick base of the curtain wall will also be painted.

5. Member Nyhaug stated that although the structure was considered non-contributing to the Downtown Historic District when it was surveyed in 1986, would probably be considered contributing at this time due to the age and mid-century design of the structure.

6. Motion - Member Rachael Meyerink made the motion that the project as proposed would not have an adverse effect on the Downtown Historic District. Member Pam Cole seconded the motion and the motion passed unanimously by the remaining board members.

7. On September 15, Katie contacted Diane to request relocating the door to the storefront. Since the storefront is not original to the building, Diane concurred with relocating it. In addition, Katie reported that the existing columns out in front of the building was previously used for signage and are not structural. Katie will however verify this information with a structural engineer before the columns are removed.
C. Mid-Century Modern Survey Update – information only
   Rich Jensen, Dakota Preservation Consultant
   1. Rich reviewed and updated his work on the survey work for the BoHP and provided the
      attached document for potential historic districts of Sunny Crest and Arcadia Heights & Smith-
      McGreevy.

D. 8th Street Bridge Historic Panels – information only
   Adam Nyhaug, Siouxland Heritage Museum/BoHP Member
   1. Member Nyhaug briefly reviewed the panels with the history and images the museum
      provided for the panels.
   2. Member Cole asked if there would be additional reviews by the board for the bridge
      reconstruction. Diane responded that the final review by the board was prior to the start of
      construction.
   3. Diane confirmed with Engineering that 8th Street will reopen in November and the greenway
      work will be complete next summer.

E. Administratively Reviewed Projects – information only
   Diane deKoeyer, Staff Liaison
   1. No Comments

Other Business
None

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:26
pm.
Mid-Century Modern Homes in Sioux Falls

Potential Historic Districts

**Sunny Crest**
District Details
- 18 homes, 14 qualify as 'contributing'
- Excellent compact example of a “Restricted Residential District”
- Platted in 1938, substantially built out by 1953. 12 of 18 homes built in 1949 and 1950

**Arcadia Heights & Smith-McGreevy**

District Details
- 96 homes, 82 qualify as ‘contributing’
- Excellent example of an upper middle income housing development
- Smith-McGreevy Addition platted in 1953, Arcadia Heights in 1954
- Several postwar trends in residential design and neighborhood planning on display
- Good representation of a variety of home styles
- Arcadia Heights was one of the last and largest developments managed by a landowner
- An outstanding number of properties qualify as ‘contributing’ per preliminary assessment.
All About Fiberglass Windows

Stronger than vinyl, more affordable than clad wood, they stand out for their strength, low upkeep, and good looks.

We ask a lot of our windows. We expect them to usher in light and fresh air when open, and to keep out the wet, the cold, and the heat when closed. And we expect them to function well for decades. Wood has been doing the job for centuries, but even with a low-maintenance exterior cladding, it swells and shrinks with temperature swings, undermining longevity. Vinyl windows do away with upkeep issues, but the floppy material must be made into chunky profiles that reduce the amount of glass, and it loses resiliency as it gets older, not a hallmark of durability.

Fiberglass doesn’t have these shortcomings. It’s stiffer and lighter than wood, as low-maintenance as vinyl, and unaffected by water or temperature fluctuations. While early fiberglass models had some limitations, improvements in manufacturing have resolved the issues of the past.

“Fifteen years ago, fiberglass windows were available only in limited sizes, turned chalky from sun exposure, and came in just one color—white,” says Matt Risinger, a builder based in Austin, Texas, with more than 20 years’ experience. Today you get custom sizes, durable UV-blocking coatings, a wider color selection, and even the option of a wood interior. “With all these windows have to offer, at such a reasonable price, they’re hard to beat,” Risinger says.

Vitals
How much do they cost? On average, fiberglass windows run about 25 percent more than vinyl and about half the price of aluminum-clad wood. Expect to pay about $300 for a basic 3-by-5-foot fiberglass unit.

DIY or hire a pro? They’re available for new construction as well as replacements. Some manufacturers sell only through approved installers. Others will sell directly to homeowners or through big-box stores. Hiring a pro is recommended to ensure long-term, leak-free performance.

How long do they last? Warranties against construction defects range from 10 years to “lifetime”- or for as long as you own your house. Insulating glass typically carries a 20-year warranty against seal failure.

How much care? Not much, other than cleaning the glass and replacing the weatherstripping every decade or so. If the factory-applied coating gets scratched, you can touch it up with a 100% acrylic paint.

Shown: These traditional-looking fiberglass windows feature wood interiors that have been painted to match the rest of this white kitchen.
Most parts for a fiberglass window are fabricated by pultrusion. In this automated process, lengths of fiberglass roving and strand mat are bathed in a resin, covered with a fiberglass veil, and pulled into a heated die that hardens the resin. (Separate dies are used for each window part.) The smooth, rigid lineal that emerges from the die is then typically cut to length, coated, and fitted with hidden nylon-reinforced corner blocks. When screwed and glued together, lineals and blocks form tight, clean, nearly indestructible joints.

Are Fiberglass Windows Right for You?

Pros

Not bothered by water Because fiberglass is inert to moisture, there’s no concern about rot, corrosion, mold, or shrinking and swelling.

Temperature stable Neither heat nor cold will induce fiberglass to flex, sag, or change dimension. That reduces the chance of leaks around window perimeters.

More glass, less frame The stiffness and strength of fiber-reinforced resins means that window frames and sashes can be narrower and less bulky without compromising their ability to resist high winds.

Cons

Fewer options Compared with wood, fiberglass is more difficult to customize into unique shapes and profiles, and has fewer color and hardware options to choose from.

Harder to find Only a handful of companies make these windows, and not all of them distribute nationwide.

Sensitive to UV Fiberglass resin becomes chalky when exposed to UV rays. A long-lasting, factory-applied coating on the exterior is a must; the thicker, the better.

Fiberglass Three Ways: All Fiberglass

Choose the look that works best with your décor and budget

They resemble painted wood inside and out. For about ten percent more, Pella can apply different colors on the interior and the exterior. Marvin’s optional Everwood interior finish (shown above) which looks like wood when stained, adds 15 to 20 percent to the price.

Fiberglass Three Ways: Wood Interior

The sills, sashes, and frames are fiberglass, but the interior surfaces are covered with either wood veneer or solid wood (shown). Compared with all-fiberglass models, the ones with solid-wood interiors command about a 15 percent premium.

Fiberglass Three Ways: Hybrid
Only the sash of the Andersen A-Series window (shown previous page) is fiberglass, which moves as little as glass. The interior parts are wood, while the exterior frame is a composite of ground wood and vinyl. Its price is comparable to that of a wood clad in aluminum.

Improving the View

No longer plain-Jane vinyl look-alikes, fiberglass windows have undergone big changes in key areas.

Coatings Factory-applied finishes are much tougher and more UV-resistant than before, whether as a thick acrylic layer applied during the pultrusion process or as a spray-on paint or powder coating added before window assembly.

Colors Once available only in white, fiberglass windows now come in a range of colors, both on the interior and the exterior (right). And if you want a different hue later on, fiberglass can be painted as easily as wood.

Curves The pultrusion process makes only straight pieces, but manufacturers can now mold fiberglass into classic arch-tops (left) and curves.

Combinations Windows no longer have to be grouped together on-site to put together bays, bows, and other combined sets; they can now be delivered as integrated, ready-to-install units.

Energy Performance By itself, fiberglass does a fairly good job of keeping out the cold. Filling the frame with foam and adding triple-pane glazing improves performance even more.

The Competition: Clad Wood

These high-end wood windows have an exterior layer of vinyl or metal – usually aluminum – that reduces maintenance and improves longevity. They are a close match to fiberglass in performance, but have a much higher price point.

The Competition: Aluminum

This lightweight, extruded metal is about as rigid and low-maintenance as fiberglass. But it’s a terrible insulator, readily carrying heat to the outside in winter and to the inside in summer. That’s why this type of window is suited only for mild climates.
Do the Numbers

High-performing fiberglass is rigid, stable, and slows heat flow.

Pick Your Style: Historic Look

Three double-hungs fit perfectly into the original gable openings of this 1897 Queen Anne. The center arch-top was custom-made using a proprietary molding process.

Shown Below: Integrity Wood-Ultrex; Marvin
Windows are an integral part of every home. They allow you to see out, let light and air in, and can dramatically change the appearance both outside and in. So when the time comes to choose new windows, it helps to weigh your options carefully to make the right choice. Both vinyl\(^1\) and fiberglass\(^2\) replacement windows are popular choices among homeowners and builders. We’ll outline the differences between them to help you better understand how each would work in your home.

### Appearance

The majority of any window is glass, but there are a few differences in the frames between vinyl and fiberglass. From a distance, both are relatively similar. However, vinyl windows have an obvious join line at their corners, while fiberglass does not. Fiberglass frames mimic the look of wood windows more closely, while vinyl windows are plainer.

Fiberglass windows have more options for style and color because they can be painted, but this means that the windows may peel, fade, and require maintenance. Vinyl windows have a color that goes straight through, so they will not fade or peel and require no maintenance.

### Installation

Vinyl is a flexible material that expands and contracts easily. Because of this flexibility, and the fact that the frames can be produced to within \(\frac{1}{4}\)-inch of the window size, they can be installed much faster and more efficiently than a fiberglass window. Fiberglass is rigid, not expanding or contracting as much, which means that it can be more difficult to fit into the window opening, taking more time.
A professional is usually recommended for the installation of both window types. However, some vinyl windows may be installed DIY, but fiberglass windows should not. In addition to the length of time and difficulty involved with installing the windows, fiberglass windows may take longer to arrive. Because the material is so new, fewer manufacturers make them, and fewer contractors keep them in stock, resulting in a longer lead time.

**Costs**

Of the two types of windows, vinyl is the less expensive material, costing between $520 and $730 for a 48-inch window. Installation for each window is around $250, for a total of $770 to $980 for each window installed.

Fiberglass costs on average about 10 to 30% more, so a 48-inch window will cost between $572 and $1,693. They also cost more to install, at around $300 each for a total of $872 to $1,993 for each window installed.

**Strength and Durability**

*Fiberglass* is up to eight times stronger than vinyl, which means that with care it can last significantly longer. A good quality vinyl window is rated for up to 30 years, and fiberglass windows can last 50 years or more.

The reason for fiberglass’ superior strength is its makeup. Both frames are made of a type of plastic, but fiberglass frames are reinforced with glass fibers, which adds considerable strength to the product. This means that the windows can have thinner frames with more glass. The fiberglass frame does not weaken in the sun like vinyl, which can expand and contract with the heat. At temperatures of more than 165 degrees, vinyl begins to melt, which can cause problems on extremely hot days, distorting and warping the frame. Fiberglass maintains its integrity even in hot temperatures.

**Energy efficiency**

The glass fibers added to a fiberglass window frame mean that the material does not expand and contract and does not conduct heat or cold. This means it’s a better insulator than vinyl. The same fiberglass that is used in attics as insulation is already in the frame, which means that the frame is more energy efficient. Fiberglass is up to 15% better at insulating than vinyl.

**Noise Insulation**

The same glass fibers that make fiberglass window frames better energy insulators also make them better noise insulators. Fiberglass is one of the best noise insulators available. Vinyl does not have the same insulating properties, which means that noises from the outdoors may travel through the frame more easily.

**Maintenance**

Both types of windows are considered low maintenance. However, both require some care over time. Fiberglass windows may fade or peel and need to be repainted. Vinyl windows may warp or contract, which can cause a poor air seal that needs to be filled with caulk periodically to prevent air from coming in.

However, both are durable materials. Vinyl has welded corners that prevent air or water leaks when properly fitted into the frame, while fiberglass does not warp or contract, so it sits tighter in the frame and does not leak.

In the event of damage, vinyl windows may be marginally easier to repair because the flexibility of the frame means that they are easier to remove and install.
Environmental Concerns

Fiberglass windows are better insulators than vinyl. They are also less likely to develop an air gap over time, which accounts for as much as 30% of the energy you use to heat and cool your home. For this reason, fiberglass windows are considered the greener choice.

Resale Value

Vinyl windows have a return on investment of around 74%, which is one of the best investments that can be made in a home. Fiberglass windows are still relatively new, so no exact figures have been reported. However, fiberglass doors and entryways are recouping around the same amount as vinyl, and replacement windows of all kinds recoup at least 70% of the value at resale, making them a good investment in any home.
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<th>Address/Property Owner</th>
<th>Description</th>
<th>Review/Approval</th>
<th>Date</th>
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<tr>
<td>718 W. 8th St/Cathedral</td>
<td>Replace brick stair sidewalls with quartzite</td>
<td>Inquiry by contractor</td>
<td>10/5/2020</td>
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<tr>
<td>131 E. 18th St/All Saints</td>
<td>Replace deck and railing</td>
<td>Approved bldg. permit</td>
<td>10/1/2020</td>
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<tr>
<td>1021 S. 1st Ave/All Saints</td>
<td>Replace deck, railing and columns</td>
<td>Approved bldg. permit</td>
<td>9/29/2020</td>
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<td>*201 S. Phillips Ave/Downtown</td>
<td>Replace 2nd story windows</td>
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<td>Phillips House plaque text review</td>
<td>Approved for Terrace Park NA</td>
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<tr>
<td>200 S. Main/Downtown</td>
<td>Replace wood windows w/aluminum clad</td>
<td>Approved bldg permit</td>
<td>9/28/2020</td>
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<tr>
<td>*Queen Bee Turbine/NR</td>
<td>Masonry repair</td>
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<td>500 S. Dakota Ave/Downtown</td>
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<td>1011 S. 3rd Ave/All Saints</td>
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<td>Interest in NR listing</td>
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<td>*1700 S. Phillips Ave/All Saints</td>
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<td>9/18/2020</td>
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<td>Development review</td>
<td>Review and recommendations</td>
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<td>Update w/Confluence P&amp;R and NA</td>
<td>Review and comments</td>
<td>9/4/2020</td>
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*Requested images from Siouxland Heritage Museum for reference of original structure