Board of Historic Preservation
Wednesday, December 9
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 367-6745 (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 11/12/2020 & 11/30/2020 MEETING MINUTES

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

NEW BUSINESS
A. 623 E. 21st Street/McKennan Park HD
   New/omit windows
   (board action required)
B. Queen Bee Mill & Overlook Cafe, Nat'l Register
   Re-point & replace quartzite
   Provide AC condenser platform
   (board action required)

OTHER BUSINESS
A. Administratively reviewed projects
   November and December
   (information only)

ADJOURNMENT
Regular Meeting Minutes for November 12, 2020
City Center, Conference Room 110

Members Present:
Alex Halbach (via WebEx)
Lura Roti
Pam Cole
Lynn Remmers
Rachael Meyerink
Adam Nyhaug
Kathy Renken (via WebEx)
Nolan Hazard
Nicholas Kummer

Members Absent:
Gail Fossum Shea

Staff Present:
Diane deKoeyer, Staff Liaison
Jeff Eckhoff, Director of Planning & Development Services

Public in Attendance:
Margaret Blomberg, Tuthill Neighborhood
Kathy English, Tuthill Neighborhood

Call to Order and Quorum Determination
Vice Chair Lura Roti called the meeting to order at 4:00 p.m.

Welcome and Introductions
Vice Chair Lura Roti welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda
Vice Chair Lura Roti requested a motion to approve the regular agenda. Member Alex Halbach 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 October 14, 2020 Meeting Minutes
Vice Chair Lura Roti requested a motion to approve the October 14, 2020 meeting minutes. Member Rachael Meyerink noted that it was Adam Nyhaug that inquired about the house at Tuthill Park. Alex Halbach made the motion to approve the minutes and Member Adam Nyhaug seconded the motion. The motion to approve the October 14, 2020 meeting minutes with the noted correction passed unanimously.

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

New Business
A. City Hall Office Remodel, 224 W. 9th Street
   Jeremy Williams, City Facilities Supervisor
   Jeremy reviewed the proposed modifications to the existing office area. Only two of the existing walls to be removed are original to the office area. Asbestos has been mitigated from the mastic
at the ceiling and carpet area. The area being remodeled will be used for a dedicated media room for the mayor. The only original door and frame that exists is adjacent to the lobby that will remain. All others have been replaced with previous remodels. Member Lynn Remmers made the motion to approve the office remodel at City Hall and Member Adam Nyhaug seconded the motion. The motion passed unanimously by the remaining board members.

B. Tuthill House, Tuthill Park

Kelby Mieras provided the following information regarding the house at Tuthill Park:
- Arthur Tuthill was the fourth owner of the home and deeded it to the City of Sioux Falls in 1956.
- Damage to the house was caused by the 2019 tornado
- Insurance deductible is $200,000 per event. Very little damage occurred at other city structures. The deductible exceeds the value of the house.
- MSH Architects provided an estimate to rehabilitate the house for approximately $200,000 to $250,000. This includes architect fees of $37,000.
- Approximately $10,000 of the estimate is to mitigate the asbestos siding and duct wrap.
- Occupancy of the 804 SF house is 55 people, but this also includes the outdoor deck.
- In 1993, the home was renovated and the stairs to the second floor were closed off. New flooring, new air conditioner and hot water heater were installed.
- Highest rental use of the facility was in 2016 with 125 reservations. The house and gardens are reserved together to avoid competing uses.
- Reservation are made in four-hour increments so that cleaning of the house can occur between reservations.
- Parks sent out 600 postcards for a neighborhood meeting on October 28 with approximately thirty residents in attendance. The meeting was held to present park improvements to the neighbors. Other items included, drainage work, additional sidewalk, park storage and restroom facility.
- The home has been in current use since 1993 for park event reservations.
- Parks does not feel that the house is a good use of taxpayer money. It requires regular maintenance that provides little income.
- Parks does not know what would replace the Tuthill House. It could be a picnic shelter, flat open space for event tents, green space, etc.
- Park Board meeting is at 4:00 on Wednesday, November 18 at the Great Plains Zoo.
- City Council meeting is at 7:00 on Tuesday, December 8 at the Carnegie Town Hall.
- The Park Board and City Council meetings are open to the public for questions and comments.

Board of Historic Preservation members provided the following comments and questions regarding the Tuthill House:
- Arthur Tuthill summer home is significant because it is one of the last homes of its kind in Sioux Falls.
- The home belonged to a prominent Sioux Falls family and should be saved from demolition.
- Tuthill Park is unique because of the house and the use it offers to the community.
- Board members felt that more community engagement should be made regarding their interest in the house and the unique service and character it offers the park.
- The board questioned why demolishing the house is considered an “improvement”.


• Why hasn’t regular maintenance and improvements been made to the home since it has been so popular for weddings, graduations, family gatherings, etc over the years?
• The gardens were created around the home and should remain together for joint use.
• If reservations for the house have declined, improvements could be made to make it more inviting. One board member indicated that it looks like a “fellowship hall” and needs updating to make it more attractive.
• No other support space such as the Tuthill House exists at McKennan Park and the Japanese Gardens where weddings are held. This makes it’s use, unique to the park system.
• In Sioux Falls history, we have removed many buildings over the years that cannot be replaced. The Tuthill House is a structure that should be celebrated and remain in its current location, rather than demolishing it and replacing it with a historic marker.

Tuthill resident Kathy English provided the following comments regarding neighborhood concerns for demolishing the house at Tuthill Park:
• Tuthill Park neighbors did not know that the proposed demolition of the house was on the agenda for the meeting on October 28. Neighbors did not feel that the process was transparent by the Parks Department.
• At the neighborhood meeting, some residents said that there is nefarious activity occurring around the Tuthill House. Kathy checked the police logs and found little to no indication of such activity.
• Tuthill House is a treasure to the park system and the community, not just the Tuthill neighborhood.
• The house serves as a unique venue for smaller events in the park.
• Kathy will request at the Park Board and City Council meeting to have a one-year moratorium on declaring the Tuthill House as surplus and from demolishing the structure so that materials could be donated and funds raised to update the structure for further use.
• A benefactor has offered to donate trees to create a barrier between the house and the neighbor to the south, if they find the house unattractive.
• The fear of losing the Tuthill House is that once it is gone, it is gone and cannot be replaced.

The Board of Historic Preservation will be writing a letter of advocacy for the Tuthill House that will ask the Park Board and City Council to not declare the property as surplus, and to hold off on demolishing the house until other options can be considered.
All board members in attendance by WebEx or in person are in support of the letter going forward. Board Members Pam Cole, Rachael Meyerink and Adam Nyhaug hope to attend the Park Board and City Council meetings in person.

Other Business
A. Endangered Site List - postponed to the December 9, 2020 meeting.
B. Administratively reviewed projects – postponed to the December 9, 2020 meeting.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at 5:25 pm.
Special Meeting Minutes for November 30, 2020
City Center, Conference Room 110

Members Present:
Alex Halbach, Chairperson
Lura Roti, Vice Chairperson
(Pam Cole (via WebEx))
Pam Cole
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea

Members Absent:
Rachael Meyerink

Staff Present:
Diane deKoeyer, Staff Liaison

Public in Attendance:
Margaret Blomberg, Tuthill Neighborhood
Kathy English, Tuthill Neighborhood

Call to Order and Quorum Determination
Chairperson Alex Halbach called the meeting to order at 4:00 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 Pam Cole made the motion to approve the regular agenda. Member Gail Fossum Shea seconded the motion. The motion to approve the regular agenda passed unanimously.

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

New Business
A. Letter Advocacy for Tuthill House
The attached letter was authored by Chairperson Alex Halbach, Vice Chairperson Lura Roti, Member Adam Nyhaug and Member Rachael Meyerink.

Neighbors in attendance shared that they have a petition with approximately 140 signatures requesting a one-year moratorium on demolition of the house while they try to raise funds that could help with the rehabilitation of the house. Kathy English said this information was provided to the Park Board at their November 18 meeting. Kathy asked that the petition be shared with City Councilors and the Mayor. On Tuesday, December 1, Diane verified with the City Clerk regarding the submission of the petition. Because the Tuthill House is a Parks agenda item for the December 8 council meeting, it should be submitted through Parks.
Dialogue between the neighbors and board members included the construction estimate that was presented at the October 28 Neighborhood meeting with Parks. A contractor that lives in the neighborhood expressed concern at the cost. Kathy and Margaret may ask the contractor to review the estimate in more detail and provide an additional quote for discussion.

After further review and discussion of the Tuthill House, Member Lynn Remmers made the motion to approve the letter of advocacy and Member Pam Cole seconded the motion. The motion to approve the letter passed unanimously by the remaining board members.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at 4:45 pm.
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.
**Project Review** December 9, 2020

**Property Address** 623 E. 21st Street

**Property Owner** Kyle Hilsabeck

**Year Built** 1931

**Category** McKennan Park Historic District

**Project Description**

In an effort to make our upstairs sunroom a more usable space for our family, we would like to make two bedrooms on the second floor larger by merging our current second floor sunroom with the bedrooms. The current sunroom offers limited utility as it requires guests and other members of the household to walk through a single bedroom to reach the sunroom. In order to make the bedrooms more private, we would like to remove all the existing non-functional, poorly conditioned windows in the second floor sunroom. Not only would removing the windows provide more privacy, but it would also allow us the opportunity to install windows that are functional and a better aesthetic for the house. We would then replace the existing windows with two smaller, identical looking, proportional single hung windows on the north and south side of the house. The remaining portion on the east side of the house would be framed in with identical horizontal siding to match the rest of the existing siding.

In addition, we are proposing to remove the small ridge on the side of the house and build it straight up to match the original, west side of the house. (see photos for subtle ridge on east side of house)

As part of this upstairs project, we are planning to replace our non-functional, poorly conditioned windows with new “Marvin Ultimate G2 Double Hung” windows. All windows will be of similar rhythm, pattern, and scale as the existing ones, only our color scheme will be changing to black. With this renovation, we are also asking for approval to replace the remaining first floor windows with the above stated windows in summer/fall 2021.

**National Register Description** Contributing property to the McKennan Park Historic District. This two-story building features neo-gothic inspired gables finished with stucco and a half timbering motif. The remainder of the building has steel siding (replaced in 2005)

**Project Representative** Kyle Hilsabeck, Homeowner

**Neighbor Notification** No

**Staff Comments** Recommendation for Approval

**Board Action** Required

**Photos & Plans** See attached
ABOVE: EXISTING INTERIOR WINDOWS IN SUNROOM
ABOVE: EXISTING INTERIOR WINDOWS IN SUNROOM
ABOVE: EXISTING EXTERIOR SUNROOM WINDOWS
ABOVE: FLARED SIDING AT SECOND FLOOR SUNROOM
# UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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<th>LINE</th>
<th>MARK UNIT</th>
<th>PRODUCT LINE</th>
<th>ITEM</th>
<th>NET PRICE</th>
<th>QTY</th>
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<td>Ultimate</td>
<td>Double Hung G2 RO 30&quot; X 53 1/2&quot; Entered as RO 30&quot; X 53 1/2&quot;</td>
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<td>Ultimate</td>
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<td>CLOSET</td>
<td>Ultimate</td>
<td>Single Hung G2 RO 20&quot; X 35&quot; Entered as RU 20&quot; X 35&quot;</td>
<td>703.94</td>
<td>4</td>
<td>2,815.76</td>
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NUMBER OF LINES: 3  TOTAL UNIT QTY: 11  EXT NET PRICE: USD 8,741.91
**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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- **Marvin**

  - **As Viewed From The Exterior**

  Entered As: RO
  MO 29 1/2" X 53 1/4"
  PS 28" X 53"
  RD 30" X 53 1/4"

  **Egress Information**

  Width: 26 13/32" Height: 21 7/16" Net Clear Opening: 3.78 SqFt

  - **Rough Opening 30" X 53 1/2"**
    - **Top Sash**
      - **Ebony Clad Sash Exterior**
        - **Painted Interior Finish - Designer Black - Pine Sash Interior**
          - **Ultimate Double Hung G2**
        - **Low E3 w/Argon**
        - **Black Perimeter and Spacer Bar**
        - **7/8" SDL - With Spacer Bar - Black**
        - **Rectangular - Special Cut 3W2H**
        - **Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int**
        - **Ogee Interior Glazing Profile**
    - **Bottom Sash**
      - **Ebony Clad Sash Exterior**
        - **Painted Interior Finish - Designer Black - Pine Sash Interior**
        - **Low E3 w/Argon**
        - **Black Perimeter Bar**
        - **Ogee Interior Glazing Profile**
        - **Black Interior Weather Strip Package**
        - **Black Exterior Weather Strip Package**
        - **Matte Black Sash Lock**
        - **Matte Black Top Sash Strike Plate Assembly Color**
        - **Aluminum Screen**
        - **Ebony Surround**
        - **Charcoal Fiberglass Mesh**
        - **4 5/16" Jamb**
        - **Nailing Fin**

  ***Note: Unit Availability and Price is Subject to Change***

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- **Marvin**

  - **As Viewed From The Exterior**

  Entered As: RO
  MO 29 1/2" X 53 1/4"

  - **Rough Opening 30" X 53 1/2"**
    - **Top Sash**
      - **Ebony Clad Sash Exterior**
        - **Painted Interior Finish - Designer Black - Pine Sash Interior**
        - **Ultimate Double Hung G2**
        - **Low E3 w/Argon**
        - **Black Perimeter and Spacer Bar**
        - **7/8" SDL - With Spacer Bar - Black**
        - **Rectangular - Special Cut 3W2H**
        - **Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int**
        - **Ogee Interior Glazing Profile**
    - **Bottom Sash**
      - **Ebony Clad Sash Exterior**
        - **Painted Interior Finish - Designer Black - Pine Sash Interior**
        - **Low E3 w/Argon**
        - **Black Perimeter Bar**
        - **Ogee Interior Glazing Profile**
        - **Black Interior Weather Strip Package**
        - **Black Exterior Weather Strip Package**

FS 29" X 53"  
RO 30" X 53 1/2"  
Egress Information  
Width: 25 13/32"  Height: 21 7/16"  
Net Clear Opening: 3.78 SqFt  

Matte Black Sash Lock  
Matte Black Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Ebony Surround  
Charcoal Fiberglass Mesh  
***Screen/Combo Ship Loose  
4 9/16" Jamb  
Nailing Fin  
***Note: Unit Availability and Price Is Subject to Change

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</tr>
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![Marvin Logo]  
As Viewed From The Exterior

Entered As: RO  
MO 19 1/2" X 34 3/4"  
FS 19" X 34 1/2"  
RO 20" X 35"  

Egress Information  
Width: 25 13/32"  Height: 21 7/16"  
Net Clear Opening: 3.78 SqFt  

Ebony Clad Exterior  
Painted Interior Finish - Designer Black - Pine Interior  

92.11  

Ultimate Single Hung G2  
Rough Opening 20' X 35'  

503.86  

Top Sash  
Ebony Clad Sash Exterior  
Painted Interior Finish - Designer Black - Pine Sash Interior  

3.05  

IG - 1 Lite  
Low E3 w/Argon  
Black Perimeter Bar  
Ogee Interior Glazing Profile  

7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 2W2H  
Ebony Clad Fx - Painted Interior Finish - Designer Black - Pine Int  
Ogee Interior Glazing Profile  

101.87  

Rectangular - Special Cut 2W2H  
Ebony Clad Fx - Painted Interior Finish - Designer Black - Pine Int  
Ogee Interior Glazing Profile  

3.05  

Black Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Matte Black Sash Lock  
Matte Black Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Ebony Surround  
Charcoal Fiberglass Mesh  
***Screen/Combo Ship Loose  
4 9/16" Jamb  
Nailing Fin  
***Note: Unit Availability and Price Is Subject to Change  

Project Subtotal Net Price: USD 8,741.91  
0.00% Sales Tax: USD 0.00  
Project Total Net Price: USD 8,741.91
| **Property address** | Falls Park  
City of Sioux Falls  
701 N. Weber Ave.  
Sioux Falls, SD  27104 |
|----------------------|--------------------------------------------------|
| **Property owner**   | City of Sioux Falls  
224 W. 9th St.  
Sioux Falls, SD  57104 |
| **Applicant**        | Robbie Veurink, Midwest Engineering Company  
Michael Patten, Sioux Falls Parks & Recreation |
| **Historic District**| Individually Listed on the National Register of Historic Places, 1984 |
| **Year Built**       | Hydro Electric Plant, 1908  
Queen Bee Turbine House, 1881 |
| **Project**          | Hydro Electric Plant: Provide AC condenser platform to allow wall replacement next to building due to wall failure  
Queen Bee Turbine House: Re-point quartzite on all facades and replace missing quartzite as needed. Re-point brick on all facades and replace missing brick as needed. |
| **National Register Description** | Hydro Plant was designed by A.M. Byllesby and E.C. Braun  
Queen Bee Mill was designed by J.W. McKeen  
Note: Liz Almlie recommended updating this nomination to expand the context for history, and potentially archaeology (future grant project) |
| **Project Representative** | Robbie Veurink, Consultant |
| **Neighbor Notification** | No |
| **Staff Comments**   | Recommend approval |
| **Board action**     | Required |
| **Information and Photos** | See attached |
FALLS PARK

Queen Bill Turbine House

Hydro Electric Plant / Overlook Cafe
HYDRO ELECTRIC PLANT, FALLS PARK

Above: Hydro Electric Plant
AC Condenser Platform
Above and Left: Examples of weathered steel for AC condenser platform
SR NSP Hydro-Electric Plant
SR NSP Hydro-Electric Plant

Print, Photographic 1995.001.00172
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Print, Photographic 1995.001.00173
Print, Photographic 1995.001.00178
Print, Photographic 1995.001.00179
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Print, Photographic 1995.001.00177
Print, Photographic 1995.001.00180
Inlet Protection

Definition:
A sediment filter or an excavated impounding area around a storm drain drop inlet or curb inlet. To be used at
sump conditions.

Purposes:
To reduce sediment from entering drainage systems prior to permanent stabilization of disturbed areas.

Specific Application:
This method of inlet protection is applicable at curb inlets where ponding in front of the
structure is not likely to cause inconvenience or damage to adjacent structures and
unprotected areas. Clean out as necessary to prevent blockage of runoff conveyance.

Concrete Washout Facility

Notes:
1. Concrete washout facility shall be installed prior to any concrete placement on site.
2. A sign shall be installed adjacent to each washout facility to inform concrete equipment operators to
   utilize the CWF.
3. The concrete washout facility shall be repaired and enlarged or cleaned out as necessary to
   maintain capacity for wasted concrete.
4. When CWF are no longer required for the work, the hardened concrete and materials used to
   construct the CWF shall be removed and disposed of.
5. When the concrete washout facility is removed, the holes, depressions or other ground disturbance
   shall be backfilled, repaired and stabilized.
QUEEN BEE TURBINE HOUSE, FALLS PARK

Queen Bee Turbine House North and West Facade

Queen Bee Turbine House North Facade
Above: Queen Bee Turbine House North Façade

Left: Queen Bee Turbine House South Façade
Above: Queen Bee Turbine House
East Façade

Left: Queen Bee Turbine House
West Façade
SR Queen Bee Turbine House
BASE BID NOTES:

A. RE-POINT ALL QUARTZITE MASONRY ON DETAIL 1/S1 (510 SF) SHOWN IN GREEN HATCH. RE-POINT ALL BRICK MASONRY ON DETAIL 1/S1 (290 SF) SHOWN IN RED HATCH.
   A.1. RE-POINTING MORTAR COLOR TO BE ACCEPTED BY OWNER BEFORE STARTING WORK
   A.2. MORTAR/BRICK TO BE WATERPROOFED AFTER RE-POINTING COMPLETION PER MANUFACTURER’S RECOMMENDATIONS
   B. ALL MISSING BRICK IN RED AREAS TO BE REPLACED WITH X. CONTRACTOR TO VERIFY QUANTITY BEFORE BIDDING AND INCLUDE ALL REQUIRED BRICK IN BASE BID.
   C. PLANS TO BE PRINTED IN COLOR TO SHOW ALL DETAIL

RE-POINT BRICK MASONRY, INCLUDE TOP OF ARCH, APPROXIMATELY 5’ IN DEPTH.

INFILL WITH CONCRETE WALL PER 1/8

CONTRACTOR TO RESET QUARTZITE BLOCK THAT HAS WASHED OUT ON LEDGE. CONTRACTOR TO SALVAGE BLOCK FROM BELOW OR UTILIZE BLOCK FROM CITY’S STOCKPILE.

RE-POINT QUARTZITE MASONRY
CLEAN EDGE AND REPAIR MISSING MORTAR AS NEEDED. SHELF TO REMAIN AS IS.

RE-POINT BRICK MASONRY.

RE-POINT ALL QUARTZITE MASONRY ON DETAIL 1/82 (106 SF) SHOWN IN GREEN HATCH. RE-POINT ALL BRICK MASONRY ON DETAIL 1/82 (194 SF) SHOWN IN RED HATCH.

A. RE-POINTING MORTAR COLOR TO BE ACCEPTED BY OWNER BEFORE STARTING WORK.

A.1. RE-POINTING MORTAR COLOR TO BE ACCEPTED BY OWNER BEFORE STARTING WORK.

A.2. MORTAR/BRICK TO BE WATERPROOFED AFTER RE-POINTING COMPLETION PER MANUFACTURER'S RECOMMENDATIONS.

B. ALL MISSING BRICK IN RED AREAS TO BE REPLACED WITH X CONTRACTOR TO VERIFY QUANTITY BEFORE BIDDING AND INCLUDE ALL REQUIRED BRICK IN BASE BID.

C. PLANS TO BE PRINTED IN COLOR TO SHOW ALL DETAIL.

RE-POINT QUARTZITE MASONRY, INCLUDE EXPOSED TUNNEL APPROXIMATELY 4'-5' IN DEPTH.

REBUILD MISSING AREA, APPROXIMATELY 28" DEEP BY 48" TALL TO MATCH EXISTING PROFILE WITH BRICK.

BASE BID NOTES:

RE-POINT QUARTZITE MASONRY
CLEAN EDGE AND REPAIR MISSING MORTAR AS NEEDED. SHELF TO REMAIN AS IS.

REBUILD MISSING AREA, APPROXIMATELY 29" DEEP BY 48" TALL TO MATCH EXISTING PROFILE WITH BRICK.

BASE BID NOTES:
A. RE-POINT ALL BRICK MASONRY ON DETAIL 1/33 (163 SF) SHOWN IN RED HATCH.
  A.1. RE-POINTING MORTAR COLOR TO BE ACCEPTED BY OWNER BEFORE STARTING WORK.
  A.2. MORTAR/BRICK TO BE WATERPROOFED AFTER RE-POINTING COMPLETION PER MANUFACTURER'S RECOMMENDATIONS.
B. ALL MISSING BRICK IN RED AREAS TO BE REPLACED WITH X. CONTRACTOR TO VERIFY QUANTITY BEFORE BIDDING AND INCLUDE ALL REQUIRED BRICK IN BASE BID.
C. PLANS TO BE PRINTED IN COLOR TO SHOW ALL DETAIL.
D. REMOVE SOIL AS TO ALLOW RE-POINTING OF ALL BRICK IN THIS AREA.
BASE BID NOTES:

A. RE-POINT ALL QUARTZITE MASONRY ON DETAIL 1/8" (160 SF) SHOWN IN GREEN HATCH. RE-POINT ALL BRICK MASONRY ON DETAIL 1/8" (170 SF) SHOWN IN RED HATCH.

A.1. RE-POINTING MORTAR COLOR TO BE ACCEPTED BY OWNER BEFORE STARTING WORK.

A.2. MORTAR/BRICK TO BE WATERPROOFED AFTER RE-POINTING COMPLETION PER MANUFACTURER'S RECOMMENDATIONS.

B. ALL MISSING BRICK IN RED AREAS TO BE REPLACED WITH X CONTRACTOR TO VERIFY QUANTITY BEFORE BIDDING AND INCLUDE ALL REQUIRED BRICK IN BASE BID.

C. PLANS TO BE PRINTED IN COLOR TO SHOW ALL DETAIL.
WALL TO EXTEND PAST OPENING 6" IN ALL DIRECTIONS

8" 4000 PSI CONCRETE WALL POSITIONED ON THE BACK OF THE WALL INTO THE OPENING. 8" THICK WITH #5 REBAR 1/2" O.C.E.W. REBAR TO EXTEND PASSED OPENING 3" IN EVERY DIRECTION. CENTER REBAR IN WALL.

PROVIDE (3) 5" PVC DRAINS IN WALL

WALL INFILL
GENERAL PAGE NOTES:
A. HVAC UNITS TO REMOVED AND RE-INSTALLED TO ALLOW INSTALLATION OF NEW PLATFORM. CONTRACTOR TO INCLUDE ALL HVAC AND ELECTRICAL WORK TO COMPLETE CONSTRUCTION. WORK MUST BE COMPLETED WITHOUT REMOVING HVAC COOLING DURING BUSINESS HOURS.
B. VERIFY PLATFORM LOCATION WITH CIVIL DRAWINGS.
C. ALL STEEL TO BE WEATHER RESISTANT STEEL, CORTen OR APPROVED EQUAL, INCLUDING BOLTS AND GRATING.
D. ALL CONNECTIONS NOT SPECIFICALLY DETAILED HERIN SHALL BE A SHEAR TAB CONNECTION PER 3/57.
E. CONCRETE FOOTINGS:
   E.A. 4,000 PSI CONCRETE
   E.B. PROVIDE SONO-TUBE FULL DEPTH OF FOOTING
   E.C. PROVIDE (8) #5 REBAR 4'-6" LONG WITH #3 REBAR CIRCULAR STIRRUPS AT 12" OC AND (3) WITHIN THE TOP 8".
   E.D. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER THAT SOILS ARE CAPABLE OF SUPPORTING 1500 PSF BEFORE POURING FOOTINGS.
   E.E. FOOTINGS TO BE 3" ABOVE FINAL ELEVATION, REFER TO CIVIL PLANS FOR HEIGHTS.
1. STAIR BRACING CONNECTION
2. COLUMN BASEPLATE
3. COLUMN TOP PLATE ATTACHMENT
4. BAR GRATING PERIMETER ANGLE
5. PERIMETER RAILING
6. BUILDING CONNECTION

L3x2x8, ATTACH TO CONCRETE WALL WITH 3x3 TAPCON HD CONCRETE ANCHORS, OR APPROVED EQUAL, AT 24" OC AND WITHIN 6" OF END.
<table>
<thead>
<tr>
<th>Address/Property Owner</th>
<th>Description</th>
<th>Review/Approval</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>210 S. Phillips Ave/Downtown</td>
<td>New rubber roof</td>
<td>Approved for bldg permit</td>
<td>11/3/2020</td>
</tr>
<tr>
<td>*Queen Bee Mill/Falls Park</td>
<td>Repoint/replace brick/missing stone</td>
<td>Provided applic and SOI info</td>
<td>10/26/2020</td>
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<tr>
<td>1306 S. Phillips Ave/All Saints</td>
<td>Request information of property for new garage</td>
<td>Provided SOI information</td>
<td>10/26/2020</td>
</tr>
<tr>
<td>221 E. 21st St/McKennan Park</td>
<td>New garage and second story inquiry</td>
<td>Provided SOI information</td>
<td>10/15/2020</td>
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<tr>
<td>212 S. Main Ave/Downtown</td>
<td>Interior updates/no exterior work</td>
<td>Approved for bldg permit</td>
<td>10/13/2020</td>
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<tr>
<td>*1619 S. 2nd Ave/McKennan Park</td>
<td>Railing above portico</td>
<td>Approved for bldg permit</td>
<td>10/7/2020</td>
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<tr>
<td>*1401 S. Phillips Ave/Hayes</td>
<td>Expand front porch/remove roof supports</td>
<td>No changes will be made</td>
<td>10/7/2020</td>
</tr>
<tr>
<td>1012 S. Phillips Ave/All Saints</td>
<td>Replace front window (to previous addition)</td>
<td>Approved for bldg permit</td>
<td>10/7/2020</td>
</tr>
</tbody>
</table>

*Requested images from Siouxland Heritage Museum for reference of original structure
<table>
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<tbody>
<tr>
<td>1610 S. 4th Ave/McKennan</td>
<td>New windows on rear of house/sliding door at side</td>
<td>Approved for bldg permit</td>
<td>11/5/2020</td>
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<tr>
<td>521 N. Duluth Ave/Cathedral</td>
<td>Addition and remodel to St. Joseph's Rectory</td>
<td>Recommended bd. review</td>
<td>11/10/2020</td>
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<tr>
<td>346 N. Summit Ave/Cathedral</td>
<td>Repair and replacement of roof</td>
<td>Contractor will apply for permit</td>
<td>11/16/2020</td>
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<tr>
<td>*623 E. 21st St/McKennan</td>
<td>Window and siding replacement</td>
<td>Recommended bd. review</td>
<td>11/24/2020</td>
</tr>
</tbody>
</table>

*Requested images from Siouxland Heritage Museum for reference of original structure