BOARD OF HISTORIC PRESERVATION

WEDNESDAY, MAY 12, 2021
4:00PM

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, FIRST FLOOR, CITY HALL, 224 WEST 9TH 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 Alex

WELCOME & INTRODUCTIONS Alex

APPROVAL OF REGULAR AGENDA Alex

APPROVAL OF 4/14/2021 MEETING MINUTES Alex

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

NEW BUSINESS
A. 337 N. Phillips Ave., Albert House Shawn Crowley, EAPC Architects
   Old Courthouse & Warehouse Historic District Kevin Keating, Albert House Mgr.
   (board discussion only)
B. Minnehaha County Extension Building Re-Roof Lynn Remmers, JLG Architects
   220 W. 6th Street (board action required)
C. Memorandum of Historical Significance Update Alex/Adam/Lura
   (board action required)

OTHER BUSINESS
A. East Sioux Falls Brochure - CLG Funds Diane
B. Administrative Reviews Diane

ADJOURNMENT
Regular Meeting Minutes for April 14, 2021
City Center, Conference Room 110

Members Present:
Alex Halbach
Lura Roti
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea
Pam Cole
Rachael Meyerink

Members Absent:
None

Staff Present:
Diane deKoeyer, Staff Liaison

Public in Attendance:

Call to Order and Quorum Determination
Chair Alex Halbach called the meeting to order at 4:00 p.m.

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

Approval of Regular Agenda
Chair Alex Halbach requested a motion to approve the regular agenda. Member Gail Fossum Shea made the motion to approve the regular agenda. Member Nickolas Kummer seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the March 10, 2021 Meeting Minutes
Chair Alex Halbach requested a motion to approve the March 10, 2021 meeting minutes. Member Lynn Remmers made the motion to approve the minutes and Member Gail Fossum Shea seconded the motion. The motion to approve the March 10, 2021 meeting minutes passed unanimously by the remaining board members.

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

New Business
A. Memorandum of Historic Significance
   Alex Halbach
   Alex reviewed the MoHS that he put together for property owners in historic districts to add to the property’s deed of record that the structure is located within a historic district. This will convey the historic information for future property owners. Notarization of the document is required and needs to be recorded with the County Register of Deeds for a fee of $30.00.
   Member Roti requested that the language of the Memo’s Purpose be softened to read: The purpose of the Memorandum of Historical Significance is to alert the general public on notice of the historical significance of the property in perpetuity.
Further discussion regarding the memorandum included the following:

- Add the memorandum to the BoHP webpage for public access.
- Adam will work with property owner’s for images and information to include in the memorandum.

To “test” the memorandum, Members Roti, Fossum Shea and Meyerink who own historic properties will meet with Diane and Adam at the Irene Hall on Friday, April 30 at 9:00 to review and fill out the application.

Other Business

A. 1017 W. 9th Street, Effting & Co. Grocers  
   Alex Halbach
   Alex recently purchased this duplex, which was previously a neighborhood grocery store on the first floor. Windows have been replaced for privacy of a residential unit. The exterior brick has been stuccoed over. See attached images. Alex would like to remodel the building to remove the stucco, tuck-point the original brick, and replace the windows and use the first floor as a neighborhood coffee shop.
   Additional discussion regarding properties on the board’s “endangered site list” is for the following:
     - Flag properties on the city’s map/GIS so that if someone requests a permit for changes or demolition that it can be reviewed.
     - Send letters to current property owners to let them know that their property is unique and review possibly listing them on the National Register for individual listing.

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:00 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.
The first floor façade of the building is in disrepair and needs to be addressed. On the east facade the owner would like to remove the canopies and awnings, repair the brick, replace the windows and paint the mismatched brick.

The hotel is a six-story, rectangular shaped, flat-roofed, Commercial Style building, that measures 88’ wide, 50’ deep, and 75’ tall. The steel skeleton-framed structure has a well-defined base, shaft, and capital. The hotel was originally built as a five-story structure and the sixth floor was added a year or two later. The building is clad with a light orangish-brown pressed brick that is accented by limestone band work. The base, shaft, and capital are delineated by limestone sill bands that wrap around the street facing facades (east and north facing walls), below the second and fifth floor windows. The front (east) and rear (west) facades have seven bays while the north and south facades have three bays in their fenestration pattern. On the first floor, the façade is divided into equally sized and slightly recessed bays set between brick piers. The main entrance is located in the second bay from the north on the east façade. It is distinguished by two steps leading to the doorway and by a large canopy that projects outward over the bay. The interior upper floor bays of the street-facing walls are slightly recessed from the primary plane of the façade. On the recessed bays of the second, third, and fourth floors, thick limestone bands form continuous lintels. The corner bays have paired vertically stacked windows extending from the second through the sixth floor. Except for the second and fifth bays of the third, fourth, and fifth floors which have large, unpaired windows; the upper story fenestration pattern consists of paired, one over one, double hung windows arranged in vertical columns. Decorative corbeling exists above the second floor windows, at what was originally the top of the building. This corbeling is more elaborate on the corner bays than it is on the recessed bays. A sixth floor was added in 1913 or 1914 and it continues the fenestration pattern of the lower floors. The flat-topped parapet has a soldier course set between rowlock courses in its lower half, recessed rectangular panels in it upper half, and is topped by limestone coping. The south and west walls are constructed of a lower quality gray concrete brick and are devoid of any ornamental brickwork. The south was has a single, second story window, while the rear wall has one bay of vertically stacked single windows and six bays of paired window openings. An elevator penthouse is located near the center of the building. An enclosed 6’ x 16’ concrete block fire escape was constructed on the south side of the hotel in 1974 and in 1977 the south and west walls were stuccoed.

The Albert Hotel was built on the site where the Merchants Hotel was built in 1878. The Merchants Hotel was one of the earliest and most prominent buildings to be erected...
in the north end of downtown Sioux Falls. In 1886, the hotel was purchased by Wiley & Williams, who built the Wiley & Williams Building across the alley to the west in 1891 to house overflow hotel rooms for the Merchants. The Merchants Hotel, which was acquired by P.G. Anderson & Sons in 1897, was destroyed by fire in early 1912. The Hotel Albert was built as a replacement, and was named after Mr. Anderson’s eldest son, Albert. Construction of the new, $30,000 hotel began in July 1912. The hotel opened on December 31, 1912, the Argus-Leader described it as having “60 rooms, 15 with bath, everyone is an outside room equipped with hot and cold water, and a telephone, and practically every room has a large clothes closet.” The first floor storefronts housed a café, a bar, and a barbershop. The hotel was “run on the European plan, the rates ranging from 75 cents to $1.50.” The building remained in use as a hotel for several decades. The hotel slowly declined in the 1960’s. In the mid-1970’s, the building was rehabilitated and converted into apartment for low-income housing.

**Project Representative**  Shawn Crowley, EAPC Architects  
Kevin Keating, Murray Properties Manager

**Neighbor Notification**  No

**Staff Comments**  None

**Board Action**  Comments and recommendations only

**Photos & Plans**  See attached.  
Historic images provided by Siouxland Heritage Museums
Albert House Existing Elevations
This is a very late example of a Richardsonian Romanesque styled building. The building is characterized by its deeply recessed windows, rock-faced stone construction, slate roof, and by its pedimented gabled wall dormers with finials. The cruciform shaped jail ranges from two to three stories in height, is constructed from a pinkish-purple variety of Sioux quartzite, and has an overall dimension of 65' x 75'. Each section of the cruciform served a different function and each wing was given a slightly different architectural details. The front section of the building was designed as sheriff's residence, the transept contained a kitchen, offices, and juvenile and female detention cells, and the rear portion of the structure contained the main cell block. The front portion of the building is two-stories tall, has a hip roof with parapeted gable wall dormers, and walls with alternating thick and thin courses of stone. The sheriff's residence has a symmetrical façade with a central entry bay with flanking side bays and is 52' wide and 40' long. The entrance is recessed into an opening supported by a round compound arch, and is flanked by composite columns that support an entablature that supports part of the arch over the door. Two large, paired windows are located on the peripheral bays. The second floor is delineated by two string courses interspersed by a course of polychromatic stone. The second story has an oriel above the entrance and a window directly above each first floor opening. The cornice consists of a simple stone moulding. Two dormers complete the façade. The east and west facades of the sheriff's residence continue the decorative treatment found on the principal façade. Small stoops are located on both the east and west sides of the building, where the sheriff's residence and the transept intersect. The three-story cross-section has a gable roof with a pedimented parapet. Both ends (east and west) have two recessed bays that each contain a first and second story window. The third floor also has two windows, however they are flush with the wall. An oculus and finials complete the parapet. The extant rear section of the building is two stories tall, 51’-6” wide, 10’ deep, has a flat roof, and continues the decorative treatment of the front portion of the building.. All but approximately 10’ of the north wall of this section of the building was constructed in 1988 with stone salvaged from the cell block that was destroyed by fire.

Although the Richardsonian Romanesque style had been out of vogue for nearly a decade when architect Joseph Schwartz designed this building, his intent was to create a structure that was complementary to the adjacent county courthouse building, with the goal of creating a harmonious county government campus. The structure served as the county jail from 1912 until 1978. The jail sat vacant for nearly a decade before renovations began in 1987. During the restoration, workers using a blowtorch accidentally started the cell block on fire. The cell block was extensively damaged and had to
be razed. In 1988, VanDeWalle and Associates of Sioux Falls prepared a stabilization project design, which included using stone from the cell block to create a north wall for the remaining structure. Since May 1990, the former jail has served as the Minnehaha County Extension Service office.

**Project Representative**
Lynn Remmers, JLG Architects

**Neighbor Notification**
No

**Board Action**
Required

**Photos & Plans**
See attached.
MINNEHAHA COUNTY EXTENSION BUILDING
SYNTHETIC VS NATURAL SLATE
MAY 01, 2021 | JLG 20179 | © 2021 JLG ARCHITECTS
MINNEHAHA COUNTY EXTENSION BUILDING
SYNTHETIC SLATE CUT SHEET

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Classic Slate

Elegance, Tradition, Performance.

Inspired by natural slate, Classic Slate replicates the appearance of a natural stone roof while offering lightweight, low-maintenance durability and long-lasting beauty. The innovativeCurrencySlated™ technology and unique aesthetic make Classic Slate a superior roofing solution.

- Natural look
- Durable
- Lightweight
EVIDENCE OF RUST STREAKING

TILE COLOR INCONSISTENCY / DISCOLORATION

MINNEHAHA COUNTY EXTENSION BUILDING
NATURAL SLATE CASE STUDY
MAY 01, 2021 | JLG 20179 | © 2021 JLG ARCHITECTS
MINNEHAHA COUNTY EXTENSION BUILDING
NATURAL SLATE CASE STUDY
Aledora™ SLATE

The Natural Beauty of Slate Roofing.

Aledora™ Slate offers the finest aesthetics and craftsmanship available, delivering the beauty of an authentic hand-cut, natural slate at a fraction of the cost and weight. Variable widths and multiple colors and hues integrated artfully into every tile match the unique appearance of natural slate that will enhance the curb appeal and value of any home.

Elegance, Tradition, Performance.

Classic SLATE

Inspire Classic Slate’s textured surfaces and diagonally offset edges are modeled from authentic natural slates, imparting a controlled, uniformity that optimizes natural slate roofing. Classic Slate delivers the appearance of a natural slate roof while offering lightweight, low-cost, durability, and cutting edge, environmentally conscious material technology that gives life to every slate.

Rustic Aesthetics, Superior Performance.

Arcella™ SHAKE

Arcella™ Shake offers the warm, rustic aesthetics of hand-split cedar shake, without the maintenance and safety concerns of wood. Arcella™ Shakes advance polymer composite technology ensures our products will not rot, crack, split, warp, or require the maintenance of wood. Authentic color and subtle shake variations create an inviting, natural look in every piece of Arcella™ wood shake while helping to mitigate the risks of fire, hail or wind.

Color Mix PROGRAM

Available for Aledora™ Slate and Classic Slate roofing, our Inspire Color Mix program allows you to choose as many as six different colors for an Aledora™ Slate mix and up to five colors for a Classic Slate mix to create a roofing color palette that is uniquely yours. With Inspire Mix, there is never any need to shuffle tiles from multiple bundles prior to installation. Each bundle from Inspire Roofing Products comes factory-sorted and ready for application. Create your own mix that fits your home’s style.
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<th>Preferential Pkgs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12”</td>
<td>18”</td>
<td>1”</td>
<td>41 lbs</td>
<td>24</td>
</tr>
</tbody>
</table>

### Arecella® Slate - Starter

<table>
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<tr>
<th>Item #8007***</th>
<th>Width</th>
<th>Height</th>
<th>Weight/Piece</th>
<th>Weight/Bundle</th>
<th>Pieces/Bundle</th>
<th>Pieces</th>
<th>Length</th>
<th>Cymanure</th>
<th>Preferential Pkgs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12”</td>
<td>18”</td>
<td>1”</td>
<td>41 lbs</td>
<td>24</td>
<td>1.5</td>
<td>16/67</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Arecella® Slate - Hip and Ridge

<table>
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<tr>
<th>Item #8007***</th>
<th>Width</th>
<th>Length</th>
<th>Cymanure</th>
<th>Preferential Pkgs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12”</td>
<td>18”</td>
<td>1”</td>
<td>41 lbs</td>
<td>24</td>
</tr>
</tbody>
</table>

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### Testing Per AAM\*:

**Acoustic Test:**
- AAM-101-11 or Class C 1/2 or Class B 3/4 System
- Passed: 1015-11 or Class C 1/2 or Class B 3/4 System
- Failed: Any other System

**Wind Test:**
- AAM-101-11 or Class C 1/2 or Class B 3/4 System
- Passed: 1015-11 or Class C 1/2 or Class B 3/4 System
- Failed: Any other System

**Fire Test:**
- AAM-101-11 or Class C 1/2 or Class B 3/4 System
- Passed: 1015-11 or Class C 1/2 or Class B 3/4 System
- Failed: Any other System

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*Contract requires loading products for specific application requirements for AAM Class B or C systems.

**Indicates color numbers.
Memo

To: 
From: 
cc: 
Date:     May 4, 2021
Re:     Instructions for Memorandum of Historical Significance

Purpose
The purpose of the Memorandum of Historical Significance (“Memorandum”) is to put the general public on notice of the historical significance of the real property in question (the “Property”).

Property Deed
The Memorandum requires certain information that can be found on the Property’s last deed of record. This will be the deed that conveyed ownership of the Property to you. If you do not have the Property deed readily available, the County Register of Deeds can email a copy to you for a nominal fee.

Content
The highlighted portions of the Memorandum will require certain information relating to the Owner, the Property, and the Property’s historical significance.

- **Date** – date the Memorandum.

- **Property Owner(s)** – the exact name(s) of the Owner, as shown on the last deed of record.

- **Owner Description** – a description of the Owner. Below is a non-exhaustive list of examples:
  - an individual
  - a married couple
  - a South Dakota limited liability company

- **Owner Address** – the Owner’s current address, which may be the Property itself.
• **Minnehaha/Lincoln** – select the County in which the Property resides in.

• **Legal Description** – the exact legal description of the Property, as shown on the last deed of record.

• **Historical Significance of Property** – Briefly detail the historical significance of the Property.

**Notarization**
The Memorandum needs to be signed, dated, and notarized. A notary is a publicly commissioned official who serves as an impartial witness to the signing of a legal document. Most banks and law firms have notaries available. Feel free to reach out to Cutler Law Firm, LLP at (605) 335-4950 to schedule a notary appointment.

**Recording**
The Memorandum needs to be recorded with the County Register of Deeds in which the Property resides. There is a recording fee of $30.00. The Memorandum and check for the recording fee may be mailed to the Register of Deeds for recording.
MEMORANDUM OF HISTORICAL SIGNIFICANCE

This Memorandum of Historical Significance (the “Memorandum”) is made and entered into this 3 day of May, 2021.

WITNESSETH:

WHEREAS, Shon & Lura Roti [Property Owner(s)], 1888 Folk Victorian [Property Description – year and style of home] of 840 West 9th Street [Owner Address] (the “Owner”) are the record title holder of the following described real property located in Minnehaha [Minnehaha/Lincoln] County, South Dakota, legally described as:

[Legal Description],
Lot 10, Atkin’s Sub Lot 2 and 3, Block 27, Bennet’s Second Addition

which real property is located at 840 W. 9th Street [Street Address], together with all improvements thereon and appurtenances thereto (hereinafter referred to as the “Property”);

WHEREAS, the purpose of this Memorandum is to provide notice to the public of the historical significance of the Property, recognized by the Board of Historic Preservation of the City of Sioux Falls; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT:

[Historical Significance of Property]
840 W 9th Street is listed on the National Register of Historic Places.

The Marion E. Bowen House was designed and built by George Adkins in 1888 for his nephew, Marion E. Bowen. Both men were masons and in the construction business. It is built of brick with a double gabled front.
Originally built on the northwest corner of 9th and Prairie, approximately one block east of its current location. The house was moved to its current location in 1908 when the original lot was sold to the Loonans, an early Sioux Falls lumber baron.

This information is gleaned from a 1978 newspaper interview with Marion “Bowen” Nelson, the great-niece of the home’s builder, George Adkins and daughter of Marion E. Bowen. The information also comes from documentation that accompany the home’s 1976 nomination to the National Register of Historic Places as well as its acceptance to the Sioux Falls Register of Historic Places in 1987.

Marion moved into the home the year it was moved to its current location on 840 W 9th St. when she was 11 and lived in the home 70 years.

The home is built of a brick veneer facing with a double gabled front. The home is considered to be built in a Victorian Vernacular/Folk Victorian style utilizing aspects from different building styles and different building elements. Most notable features are the three-sided bay window in the west portion of the home, the curved window tops (all window frames and windows are original) and the lattice-like gingerbread that decorates the eaves.

In May 1976, this home, along with another on South 1st Avenue, became the first private residences in Sioux Falls to be added individually to the National Register of Historic Places.

[Owner Description]

Shon and Lura Roti are only the fourth family to occupy the home. They both grew up in older homes and have great respect for the beauty, historical significance, and integrity of their home. Since purchasing the home in 2004, the couple has continued to invest in renovating their home.

In 2015, the home received a Deadwood Fund Grant of $14,740 to cover half the cost to remortar the entire exterior of the home.

The Rotis are strong advocates for the Cathedral Historic Neighborhood. Self-employed, they both office out of the home. Lura as a freelance agriculture journalist and Shon as a graphic designer. They have one daughter, Lura Parker, born 1-17-2011. In May 2016, Lura was appointed by Mayor Mike Huether to serve on the City of Sioux Falls Board of Historic Preservation.

On Oct. 6, 2013 the home was featured in the Sioux Falls Argus Leader following a main floor remodel. In 2014, their home was among four homes included on the Siouxland Heritage Museums Alliance Historic Homes Tour. Their home was also featured in the June 2018 issue of the Etc. for Her magazine (Lura is a contributing monthly columnist for this Sioux Falls publication).
Nothing in this Memorandum has any effect on the ownership of the Property, but is made only for the purpose of notifying the public as to the Property’s historical significance.

Signatures to follow on the next page

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

OWNER:

_______________________ (Printed Name)

STATE OF SOUTH DAKOTA  )
   : SS
COUNTY OF ________________  )

On this, the _____ day of __________, 20___ , before me, the undersigned officer, personally appeared ______________________, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

________________________________________
Notary Public, South Dakota
My Commission Expires: _________________
The quarrymen and stonemasons of East Sioux Falls were a "peculiar lot," according to a 1930 Argus Leader article. The Scandinavian immigrant quarrymen and stonemasons, employed by Hubbard's Sioux Falls Granite Company, were the lifeblood of East Sioux Falls, formerly known as Ives, East Sioux Falls was home to numerous families of immigrant ancestry, and the population of East Sioux Falls reached its height of 577 people when incorporated in 1892.

East Sioux Falls was founded in 1887 by C. W. Hubbard as a company town developed around the booming Sioux quartzite industry. Known originally by locals as Ives, East Sioux Falls was born to numerous families of immigrant ancestry, and the majority of its buildings were either abandoned or demolished. In 1991, all remaining buildings associated with the town were razed. Eight years later, the Perry family donated 23 acres of the East Sioux Falls townsite to Minnehaha County in what is now the Perry Nature Area.

Settled East Sioux Falls

The immigrants who settled East Sioux Falls

The trolley line that connected West to East

Sioux Falls developers built an electric trolley line, completed in 1900, to transport quarry workers into and out of the city. As it turned out, Sioux Falls residents used the trolley line more often than the quarry workers. City tacks boarded the train at 10th and Philip and rode the line to East Sioux Falls to attend sporting and other activities.

The history of East Sioux Falls

Located in southeastern Minnehaha County, the historic townsite of East Sioux Falls comprised less than half a mile of land immediately north of State Highway 42 and Arrowhead Park, primarily located within the Perry Nature Area and the Mary Jo Wegner Arboretum.

East Sioux Falls was founded in 1887, by C. W. Hubbard as a company town developed around the booming Sioux quartzite industry. Known originally by locals as Ives, East Sioux Falls was born to numerous families of immigrant ancestry. The population of East Sioux Falls reached its height of 577 people when incorporated in 1892.

With the 1890s came severe economic recession resulting in the "Panic of 1893." Between 1890 and 1894, the value of some of the South Dakota and the Sioux Falls Quarry Company's lands increased. In 1992, C. W. Perry purchased the assets and surrounding land and founded the East Sioux Falls Quarry Company at the site in an attempt to reestablish production from the quarries there. Though operations continued into the twentieth century, national economic hardships coupled with the emergence of less, less costly building materials, accelerated the industry's decline. By 1931, production from the quarries was limited, and a small amount of unutilized rock was sold for external aggregate. This mineral resource was devalued by this time along with the town's population.

Arrowhead Park, primarily located within the Perry Nature Area and the Mary Jo Wegner Arboretum.

Perry Nature Area

In 1892 or 1896? Information taken from "Results of a Preliminary Archeological and Historical Study of the Townsite of East Sioux Falls, Minnehaha County, South Dakota" by Austin A. Buhta, Augustana College Archeology Laboratory.
Post Office

East Sioux Falls Post Office. 1906. Residence changed the town's name from "Ives" to East Sioux Falls after the post office was established.

East Sioux Falls Town Hall and General Store

The town hall, one of the first buildings erected in East Sioux Falls, was a large, two-story wooden frame structure whose main façade was oriented southwest toward the Illinois Central Railroad tracks. On December 19, 1914, the Town Hall was consumed in a fire. Its brick foundation remains.

Stable

The stable is one of the earliest buildings in East Sioux Falls. The cut stone blocks comprising the foundation are set into the northeastern face of a hill. The stable, erected in 1888, was moved across the highway in 2002 to what is now Arrowhead Park. It's the only surviving building associated with East Sioux Falls.

Retail Store: Candy, Tobacco, and Billiards

This is the original location of a retail store, which was later moved twice before being razed.

Illinois Central Railroad Depot

Influenced by the mining, in 1887 the Illinois Central Railroad added a line from Iowa to East Sioux Falls. 1

East Sioux Falls Quarry Company Rock Crusher

Located along a siding just south of the Illinois Central mainline, it was erected by G. H. Perry shortly after he founded the East Sioux Falls Quarry Company in 1896. This impressive structure included a crusher, large bins, motor room, and an 18’ x 30’ building sized at 80’ in height. Workers filled cars with stone at the quarry in Arrowhead Park and moved them to the wooden structure for crushing. The two main quartzite block foundations walls are still present and largely intact.

East Sioux Falls Post Office, 1900. Residents changed the town’s name from “Ives” to East Sioux Falls after the post office was established.

St. Peter’s Episcopal Chapel

After holding services for more than two years in the schoolhouse, St. Peter’s Episcopal Chapel was built in 1910. It served the town for three years before the quarry company closed and people left for better opportunities. The chapel was moved to the northeast corner of East 6th Street and Cliff Avenue in Sioux Falls several years later. It was eventually turned to make way for a convenience store and gas station.

School

Historic photos showed that the 1890s schoolhouse had been an L-shaped building with a bell-tower—one wing contained the classroom, the other housed the teacher. The bell tower was built in 1910.

Houses

Each of these three homes would have had shingled roofs and a single-story design. Remnants of quartzite foundation mixed with mortar are all that remain.

Working Well

The only one of three wells left that remains operational.

Sioux Falls East Sioux Falls Trolley Terminus

This is the general location of the trolley terminus; no evidence of the trolley line can be seen today.

Retail Store & Beer Hall

The third and final location of the town retail store and beer hall was located near Highway 42. A poured concrete foundation with Sioux quartzite aggregate is what is left of the structure.

View of East Sioux Falls, circa 1911

East Sioux Falls Quarry Company Rock Crusher

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