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 5/12/2021 MEETING MINUTES

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

NEW BUSINESS
A. 707 E. 21st Street, Addition & Remodel
   McKennan Park Historic District
   (board action required)
   Alex Halbach and Penny Klinedinst
   Simply Perfect Properties

OTHER BUSINESS
A. (Re) Election of Board Chair and Board Vice-Chair
   Diane
B. Administrative Reviews
   Diane

ADJOURNMENT
Regular Meeting Minutes for May 12, 2021
City Center, Conference Room 110

Members Present:
Alex Halbach, Board Chair
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:
Kevin Keating, Murray Properties / Albert House
Shawn Crowley, EAPC / Albert House
Craig Dewey, Minnehaha County / Extension Building
Mark Kriens, Minnehaha County / Extension Building

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 Pam Cole 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 April 14, 2021 Meeting Minutes
Chair Alex Halbach requested a motion to approve the April 14, 2021 meeting minutes. Member Lynn Remmers made the motion to approve the minutes and Member Lura Roti seconded the motion. The motion to approve the April 14, 2021 meeting minutes passed unanimously by the remaining board members.

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

New Business
A. Albert House, 337 N. Phillips Avenue, Old Courthouse & Warehouse Historic District
Shawn Crowley and Kevin Keating reviewed the proposed updates to the exterior façade of the east and north facades of the Albert House. This includes:
  • Window replacement at first floor
  • Removal of green awnings
  • Removal of brick where it is mismatched, broken and/or located behind plywood
Kevin Keating reported that with the assistance of KH Architects they have previously applied for Deadwood funds twice for repair to the building. At this point Kevin feels that they have to pursue the repairs at their own cost with a limited budget to maintain affordability for their tenants. The proposed application does not bring the original façade back and therefore the project was reviewed for recommendations only. The project as proposed would be determined to be an adverse effect to the Old Courthouse & Warehouse Historic District.

The board recommended rehabilitating the building to its original appearance for future application. Other comments included the following:

- Consider phasing the exterior work for affordability
- Reapply for a Deadwood Grant with a letter of recommendation by the board and staff
- Review affordable housing grant funds if the work includes stabilizing the exterior wall

B. Minnehaha County Extension Building, 220 W. 6th Street, Old Courthouse & Warehouse Historic District and individually listed on the National Register

Lynn Remmers is the Architect on the project with JLG. The existing roof has hail damage and the applicant is proposing the following replaced elements:

- Synthetic slate
- Flashing, metal ridge joints, and term bar
- Copper roof at north section of building

Lynn reported that besides the hail damage to the slate and copper roofs, newer application of natural slate is discoloring at a faster rate than previously used materials. Lynn referred to other projects that have used a synthetic slate similar to what she is proposing for the extension building. Other projects include Sanford Imaginetics in Sioux Falls and Sanford Morehead Clinic in Morehead, ND. In both cases, a two-tone color synthetic product was used and both buildings are not historic compared to the County Extension building under review. The Old Courthouse Museum and Pettigrew Museum have both had natural slate roof replacements in the past couple of years and they do not appear to have any rust or discoloration.

The cost estimate JLG provided the County for the re-roof was for an increase of $30,000 for natural slate versus the synthetic product. Warranty for the synthetic slate is approximately thirty years and is a Class 4 rating for impact testing. The natural slate could last approximately 75-100 years. The existing roof was installed in 1912 and although there have been minor repairs, the natural slate has lasted 108 years until last years incurred damage. Lynn stated that ARS is the Roofing Contractor that the County has worked with and their opinion of the roof is that if there is 20% or more damage, they recommend full roof replacement.

Board members further discussed the proposed changes and felt that the county could consider replacement of damaged and discolor ed tiles in lieu of replacement for synthetic. On review of the Secretary of Interior Standards for Rehabilitation, Member Alex Halbach noted that #5 applies. The standard reads, “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”

Member Rachael Meyerink also noted that #6 of the same standards apply for the support of the natural slate in lieu of the synthetic product. The standard reads, “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 eth 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”
Member Lura Roti made the motion that the project as presented with a synthetic product to replace the natural slate on the County Extension Building would have an adverse effect on the building and the Old Courthouse & Warehouse Historic District. Member Gail Fossum Shea seconded the motion and the motion passed unanimously. Member Adam Nyhaug and Lynn Remmers recused themselves from the vote.

C. Memorandum of Historic Significance
Member Lura Roti “tested” the MoHS by filling it out with her own property information for board review. Comments for changes included the following:

- Moving the year and style of the structure under the information noted as, **Historical Significance of Property**.
- Adding the city, state and zip code to any notation of the property address.
- A second signature block should be added for married couples or dual ownership.

Diane will submit the document to the City’s Communications Department to finalize and to produce a form fillable document to add to the city’s website for property owner access. Member Lura Roti will complete the memorandum for submittal. Member Adam Nyhaug will assist owners with research and information on their property to review and submit the document to the Register of Deeds with the County.

D. Endangered Site List Update, Neighborhood Grocery Stores
Shelly Sjovold with the Irene Hall updated the list of properties that were originally once small neighborhood grocery stores. The State Historic Preservation Office is providing $2,000 in CLG funds to do an initial survey of these properties. See attached document of properties.

Other Business
A. East Sioux Falls Brochure
CLG funds were used to fund the graphic layout of the East Sioux Falls history.

B. Administrative Reviews
Alex reviewed a project on Phillips Ave. that was administratively approved for siding replacement, new soffit and fascia. Unfortunately, the rafter tails were either removed or covered up with the new soffit thus hiding a feature of the house that should have remained. In the future, Diane will require more specific drawings and photos to avoid this in the future.

C. Rachael Meyerink’s Service to the BoHP 2015-2021
Alex thanked Rachael for her six years of service to the Board of Historic Preservation. A framed Certificate of Recognition was presented to her on behalf of the board and the City of Sioux Falls. A group photo of the board was taken and will be emailed following some touch-up.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:30 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 surroundinghistoricbuildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

(2)  Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

(3)  Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;

(4)  Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;

(5)  Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;

(6)  Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;

(7)  Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;

(8)  Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;

(9)  Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

(10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and

(11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Secretary of the Interior’s Standards for Rehabilitation

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

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

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

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

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

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

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

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

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

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

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

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

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review	June 9, 2021
Property Address	707 E. 21st Street
Property Owner	Simply Perfect Properties
Year Built	1930
Category	McKennan Park Historic District

Project
The home will be lifted off the foundation, a new foundation poured, and an addition added to the home along with a three-car attached garage. The driveway from 21st Street will be removed to add green space to the front yard and increase the distance between the project and the adjacent home to the west. The addition will be faced with brick german smear (see attached example) on the west façade and the original stucco on the home will be preserved and new stucco added to the remaining addition. The horizontal cedar shake roof banding will be recreated when the home is re-roofed with cedar shakes. The leaded glass picture window will be restored and casement windows with similar cross detail will be added in the addition facing 21st Street. The single-detached garage will be removed, but the outside wall of the garage on the west will be maintained and incorporated into the addition in order to preserve the original historic side yard setbacks. A new second floor will be added to the home, using the existing space under the 12/12 roof pitch and over the addition using dormers and gable roof features. The gables and dormers will use shake siding with over-hangs to match the original structure. Much of the dormers and additions will not be visible from the 21st Street elevation. The intent is to keep intact the original historic charm of the property, keeping in mind the cottage feel of the property.

National Register
This picturesque one-story cottage is designed in the arts and craft style. The building has a swirled stucco finish, and rusticated quartzite forms the arch around the recessed entryway. The massing of this structure is irregular, with the front façade bearing three projection: a mullioned glass window, the center entrance and a bay window. The shallow pitched wooden shingle roof contributes to the character of this cottage.

The first residents were Richard B. Thomas, of Thomas Heating and Ventilating Company, and his wife Mae, and they lived here until 1936.

Project Representative	Alex Halbach and Penny Klinedinst
Neighbor Notification	Yes
Board Action	Required
Photos & Plans	See attached. Height dimensions of adjacent properties will be provided at the board meeting.
Above and Below: Images of the historic home at 707 E. 21st Street

Historic images provided by the Siouxland Heritage Museums.
Above: Image of the historic home at 707 E. 21st Street

Below: 707 E. 21st Street and adjacent homes
Above and Below: Adjacent home at 705 E. 21st Street
Above and Below: Adjacent home at 709 E. 21st Street
NORTH ELEVATION
Examples of interior and exterior brick German smear
### ADMINISTRATIVE REVIEWS

**June 2021**

<table>
<thead>
<tr>
<th>Address / Historic District</th>
<th>Description</th>
<th>Review / Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>1500 S. 4&lt;sup&gt;th&lt;/sup&gt; Ave / McKennan Park</td>
<td>Replace two sliding doors and garage</td>
<td>Approved for bldg permit</td>
</tr>
<tr>
<td>520 E. 21&lt;sup&gt;st&lt;/sup&gt; Street / McKennan Park</td>
<td>New windows passage doorw/aluminum</td>
<td>Advised on window types</td>
</tr>
<tr>
<td>300 W. 21&lt;sup&gt;st&lt;/sup&gt; Street / Sherman</td>
<td>Replace 12” siding with LP Smart &amp; Alum. Clad windows</td>
<td>Non-contributing structure / approved bldg permit</td>
</tr>
<tr>
<td>1614 S, Phillips Ave / McKennan Park</td>
<td>Stucco damage</td>
<td>Provided SOIS</td>
</tr>
<tr>
<td>*1118 S. 1&lt;sup&gt;st&lt;/sup&gt; Ave / All Saints</td>
<td>New windows and siding</td>
<td>Review for original grid pattern &amp; replacement of windows</td>
</tr>
<tr>
<td>1523 S. 2&lt;sup&gt;nd&lt;/sup&gt; Ave. / McKennan Park</td>
<td>New windows at rear sunroom</td>
<td>Approved for bldg permit</td>
</tr>
<tr>
<td>*1612 S. 4&lt;sup&gt;th&lt;/sup&gt; Ave / McKennan Park</td>
<td>New windows, entire house</td>
<td>Review window type &amp; window material</td>
</tr>
<tr>
<td>1204 S. 4&lt;sup&gt;th&lt;/sup&gt; Ave / All Saints</td>
<td>Repair and rebuild deck and columns</td>
<td>Approved for bldg permit</td>
</tr>
<tr>
<td>2101 S. Pendar Lane / Nat'l Register</td>
<td>General inquiry for SOIS</td>
<td>Provided SOIS</td>
</tr>
</tbody>
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*Requested images from Siouxland Heritage Museum for reference of original structure*