

BOARD OF HISTORIC PRESERVATION

WEDNESDAY JUNE 21, 2023

4:00 PM Tuthill Park House
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.

Adam Nyhaug, Board Chair
Kathy Renken, Board Vice Chair

AGENDA

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| ITEM 1. CALL TO ORDER & QUORUM DETERMINATION | Adam |
| ITEM 2. WELCOME & INTRODUCTIONS | Adam |
| ITEM 3. APPROVAL OF REGULAR AGENDA | Adam |
| ITEM 4. APPROVAL OF 5/12/2023 MEETING MINUTES | Adam |
| ITEM 5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Adam |
| ITEM 6. NEW BUSINESS | |
| a. 226 N. Duluth Avenue, Cathedral Historic District
House Addition
(board action required) | Dan Kurtz, Homeowner |
| b. 435 N. Spring Ave. House Move to 215 N. Spring Ave.
Cathedral Historic District
(board action required) | Dan Kurtz, Bighorn Construction
John Hart, VOA |
| ITEM 7. OTHER BUSINESS | |
| a. Committee Meeting for 2024 CLG Conference Review | Diane |
| ITEM 8. ANNOUNCEMENTS | |
| a. Next meeting – July 12, 2023 | |
| ITEM 9. ADJOURNMENT | |

*Promoting the use and conservation of historic properties for the education,
inspiration, pleasure, and enrichment of the citizens of Sioux Falls*

Regular Meeting Minutes for May 10, 2023 City Center, Cooper Conference Room 110

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Alex Halbach
Gail Fossum Shea
Nolan Hazard
Pam Cole
Nicholas Kummer
Lynn Remmers

Staff Present:

Diane deKoeyer

Public in Attendance:

Rich Jensen, Dakota Preservation

Members Absent:

Delia Druley (excused)

ITEM 1. Call to Order and Quorum Determination

Board Chair Adam Nyhaug called the meeting to order at 4:04 p.m.

ITEM 2. Welcome and Introductions

Board Chair Nyhaug welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

Member Cole made a motion to approve the regular agenda and Member Remmers seconded the motion. The motion passed unanimously.

ITEM 4. Approval of the April 12, 2023, Meeting Minutes

Board Chair Nyhaug requested a motion to approve the April 12, 2023, meeting minutes. Member Renken made the motion to approve the minutes and Member Fossum Shea seconded the motion. The motion passed unanimously.

ITEM 5. Public Input on Non-Agenda Items (five-minute period)

None

ITEM 6. New Business

a. Tour of 100 S, Grange Ave

Member Halbach and his contractor, Ryan Knutson gave a tour to the board of the Effting building that will house Perch Restaurant and Halbach Law Firm when complete. In recognition of Preservation Month, Member Halbach was recognized for investing and saving historic places.

b. McKennan Park Historic District Review & Expansion Survey

Rich provided a summary of the survey to the board. The expanded McKennan Historic District contains 313 properties, of which 227, or 72.5% are currently judged to be contributing. Below is the breakdown:

- Original McKennan Historic District before re-survey.
114 of 139 properties contributing
- McKennan Historic District after re-survey
112 of 143 properties contributing
- Baker Addition survey
91 of 133 properties contributing
- Boulevard Addition survey
24 of 37 properties contributing

Expansion of the survey boundaries requires expanding the period of significance of the district to 1961, the year that the last historic home was constructed in the survey area.

The expanded district will provide a diverse collection of residential architecture, covering not only a broad expanse of style and form, but size as well. The district may perhaps be best known for its large houses, but the number of well-designed and compact examples of domestic architecture from the first half of the 20th century should not be overlooked.

Additional information regarding the Baker Addition that came from the survey:

- In 1930 70% of the district was built out.
- The years from 1911 to 1930 were the most active years of construction.
- The years from 1935 to 1945 was the biggest period of construction for the Baker Addition.
- Zoning came to Sioux Falls in 1930.
- One for the restriction of the area was that it could only consist of single-family homes.

This summer the board will hold a neighborhood meeting for the McKennan Park HD to review the expansion survey to review the updates with property owners.

Following the review, Member Halbach made a motion to finalize the report for submittal to SHPO. Member Fossum Shea seconded the motion and the motion passed unanimously.

ITEM 7. Other Business

a. Cathedral Historic District expansion

SHPO sent out letters to property owners in the Cathedral district notifying them of the approval by the Board of Trustees of the State Historical Society in Pierre last month. The next step is to have the National Park Service review the nomination for listing on the National Register.

ITEM 8. Announcements

- a. Next meeting is scheduled for June 21, 2023 at the Tuthill Park House. This is the third Wednesday of the month in lieu of the usual second Wednesday of the month meeting.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 5:10pm.

Secretary of Interior Standards for Historic Properties – New Construction

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.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.

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 21, 2023

Property Address 226 N. Duluth Ave.

Property Owner Dan Kurtz

Historic District Cathedral Historic District

Year Built 1915

Category Contributing

Project The project involves the existing back portion of the house. This area of the house currently does not have a proper foundation under it and has settlement issues. This settling needs to be corrected and a proper 8" x 48" frost foundation is going to be added under this part of the house.

The second part of the project is to add on a 10'-7" x 19'-9" addition to the southeast corner of the existing house to create a mudroom and laundry room on the main floor. With this addition and new foundation work, the southeast corner of the existing house will include a kitchen and bathroom renovation. There would also be a deck added on the back of the addition and existing structure.

Lastly there would be some windows that would be replaced as a result of this addition and remodel. Windows would be similar in type/style, would only be in the affected areas, and would meet the required standards.

The addition would be constructed in a way to match all existing architectural design elements, to include a flat roof, stucco siding and similar trim and details. It is an addition of one level on the south side of the home. The addition would be 44 feet from the neighboring property line and 20 feet from the front (west) side of the house).

National Register Two-story residence reflecting the Mediterranean style. Stucco exterior with balustrade at roofline and terracotta tiled pent roof. Entry porch on south side with fluted round columns. Six-over-one sash windows, many paired, set in wood surrounds. Some windows marked by unusual projecting sill supported by brackets. Two sets of French doors under wood arches on west elevation. Two story projecting bay on south. Generous overhanging eaves with molded cornice, bold brackets, and carved rafter tails. Exterior brick chimney on north elevation. Non-contributing modern outbuilding to southeast.

Project Representative Dan Kurtz, Homeowner and general contractor

Neighbor Notification No

Board Action Required

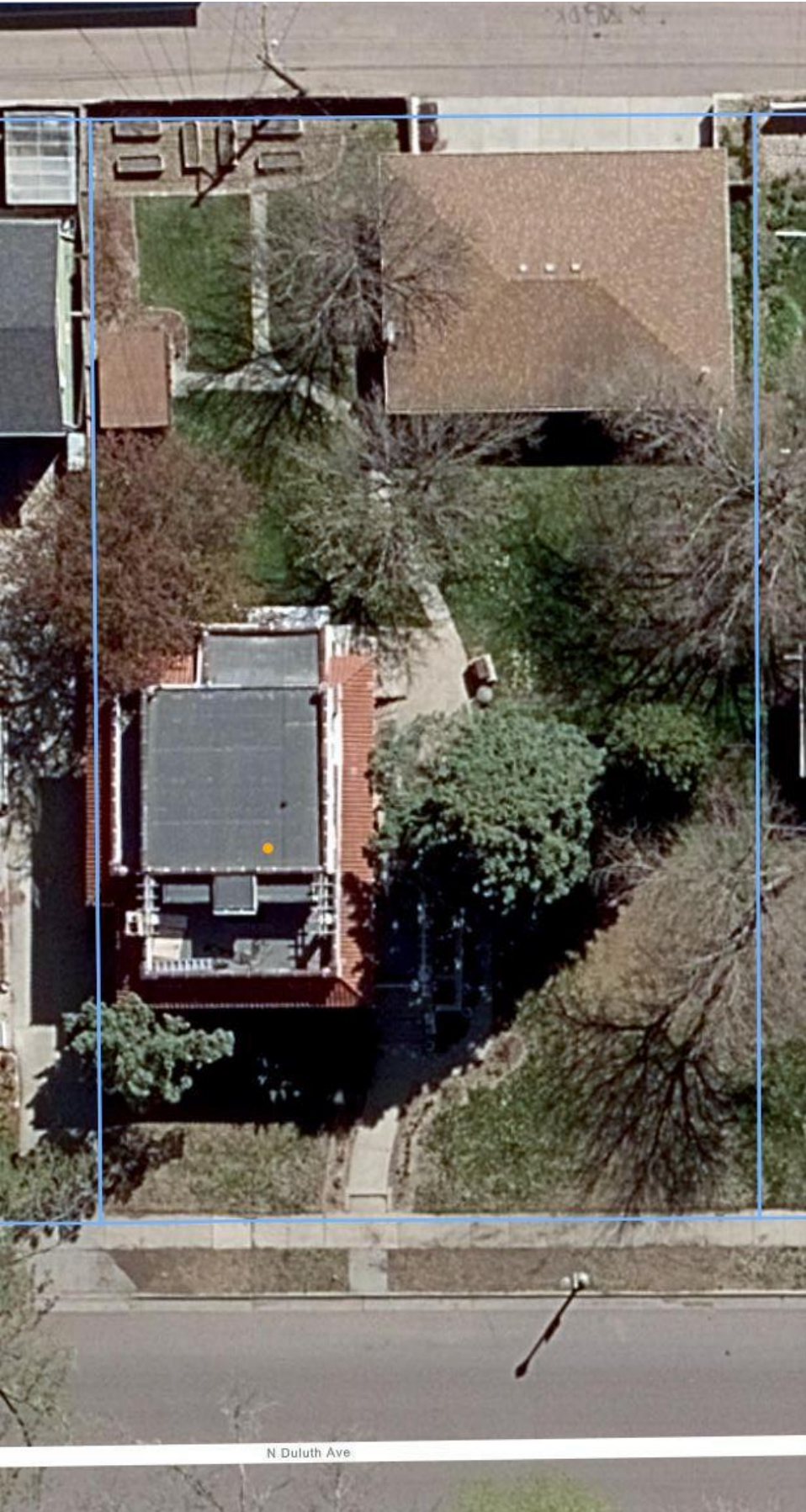
Photos See attached
*Historic photos were provided by the Siouxland Heritage Museums.

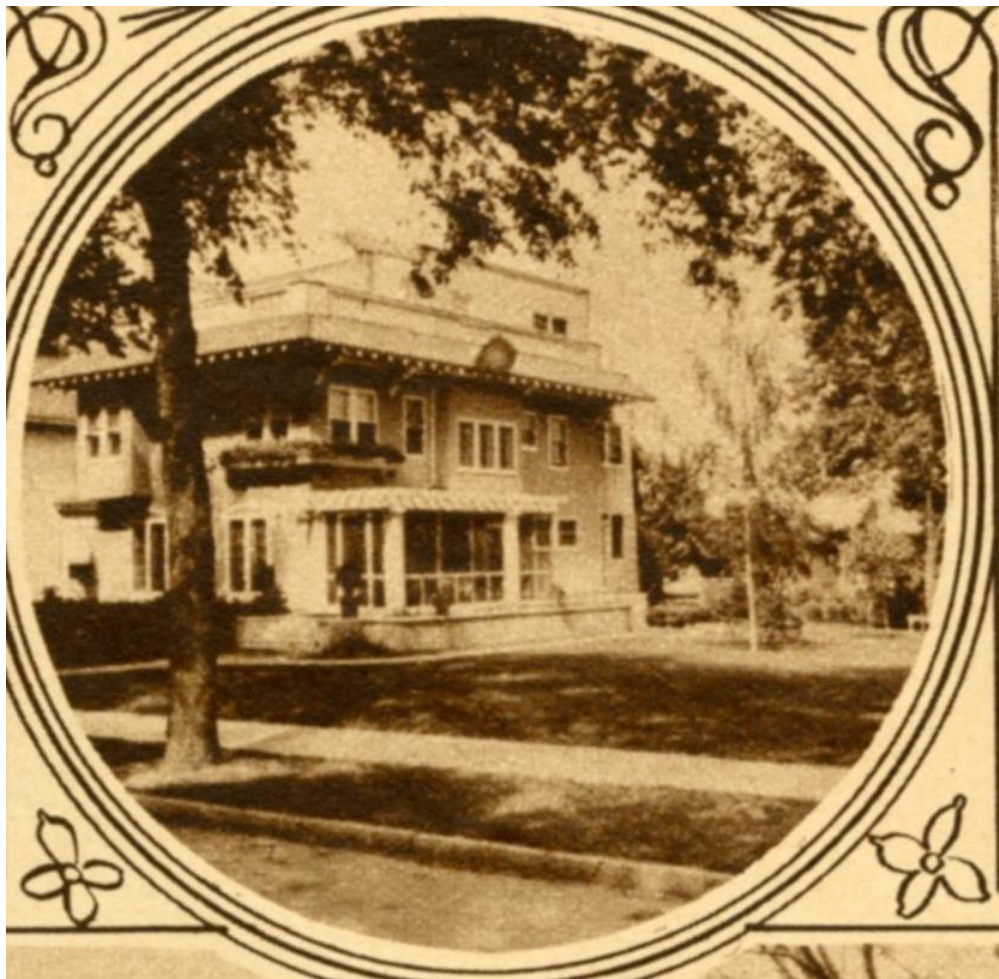
CATHEDRAL HISTORIC DISTRICT

 226 N. Duluth Avenue



Aerial Photo









Above: Rear / East Façade

Below: Side / South Facade





Above: Side / South Façade

Below: Side / South Facade





Above: Front / West Façade

Below: Front / West Facade





Above: Front / Southwest View

Below: Front / Northwest View





Above: Front / South Neighbor, West Facade

Below: Front / South Neighbor, West Facade





Above: Front / South Neighbor, South Facade

Below: Front / North Neighbor, West Facade





SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



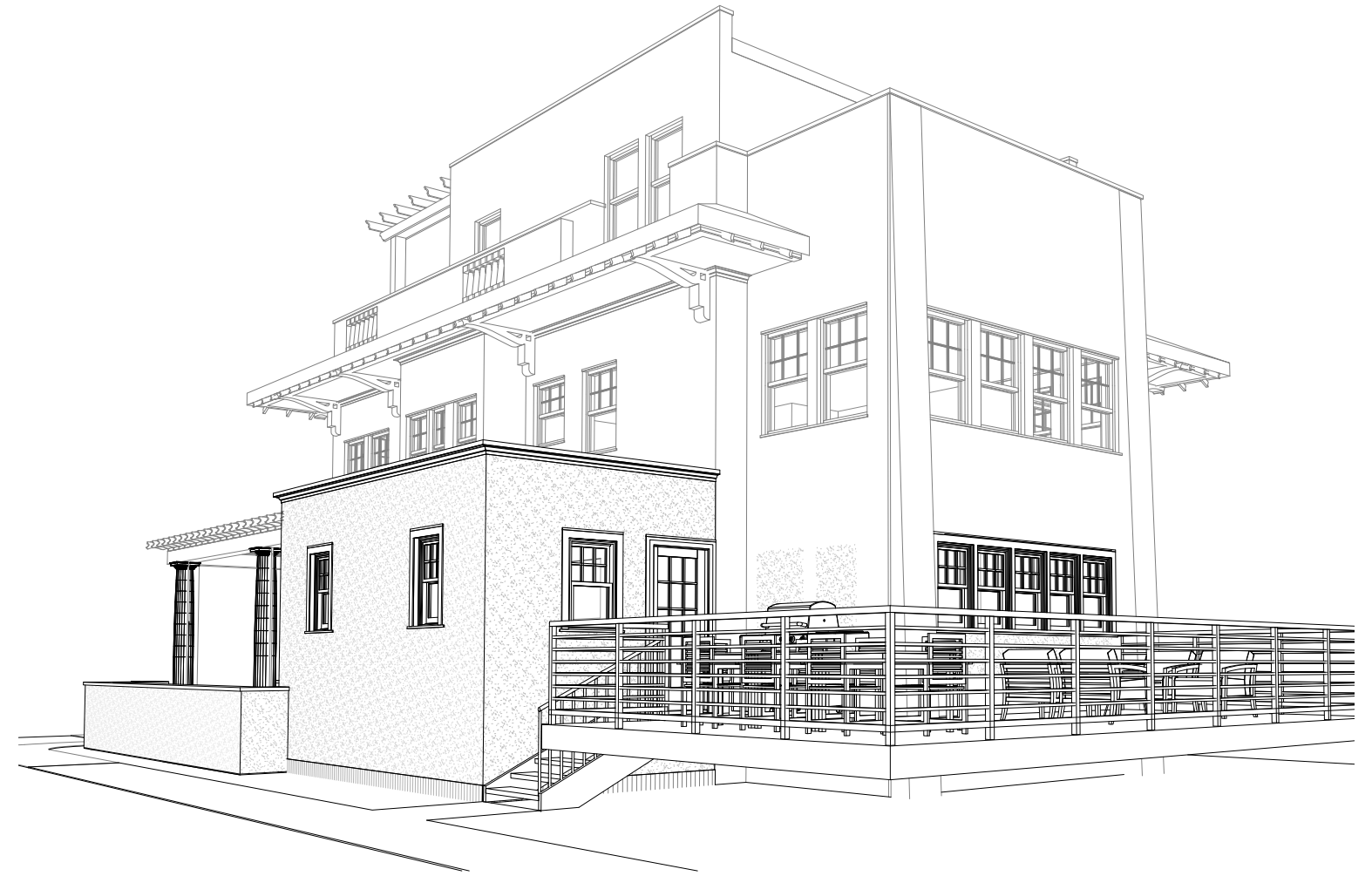
NORTH ELEVATION

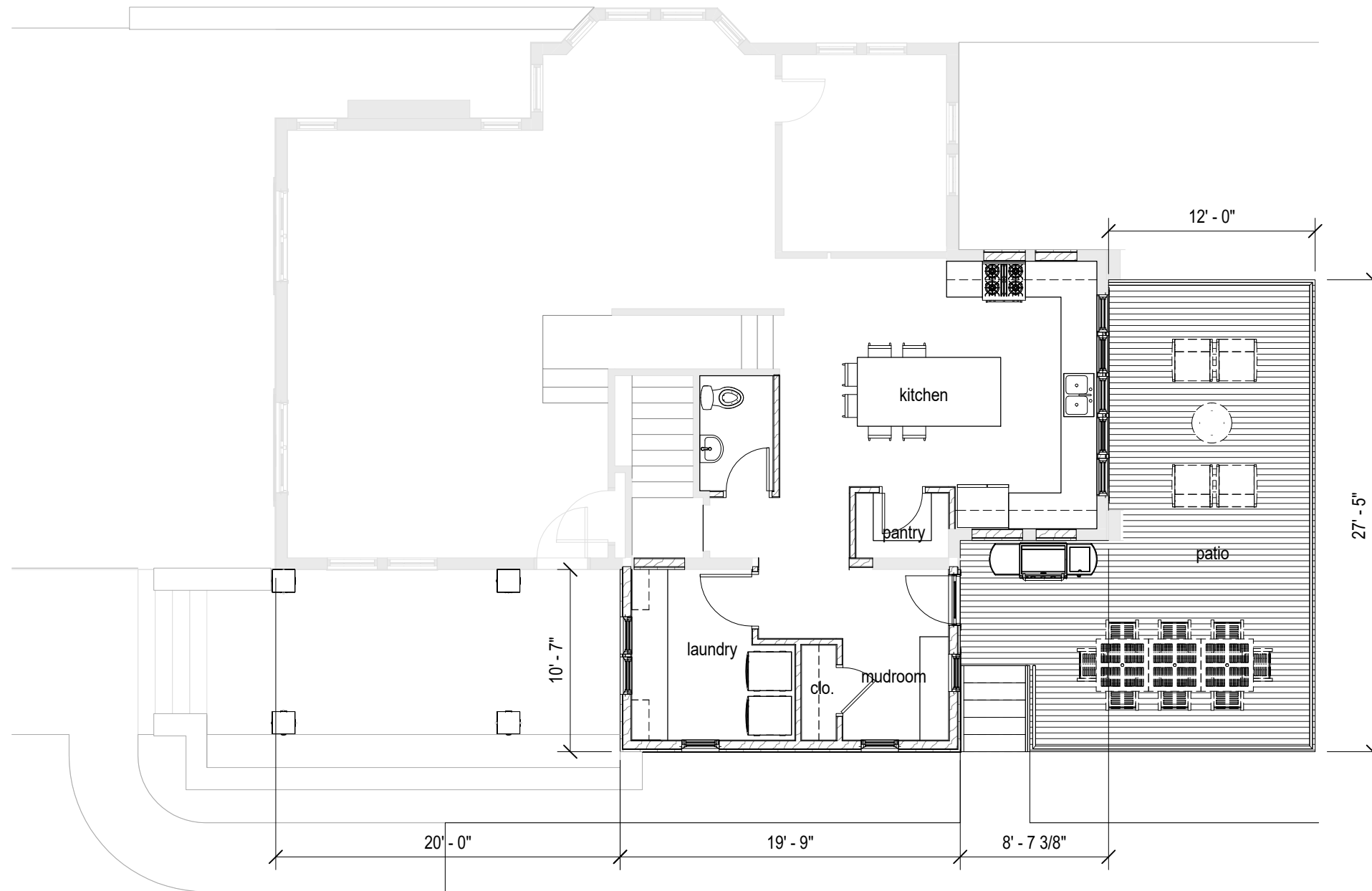
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"





FIRST FLOOR PLAN
 1/8" = 1'-0"

SIoux FALLS BOARD OF HISTORIC PRESERVATION

Project Review June 20, 2023

Property Address Existing Home address 435 N. Spring Ave.
House move to address 215 N. Spring Ave.

Property Owner Volunteers and America

Historic District Cathedral Historic District

Year Built 1891

Project From Dan Kurtz: The house is currently owned by Volunteers of America in Sioux Falls. It is my understanding that VOA has purchased this property and the adjacent properties to the south in the hopes of developing a parking area for the VOA building located at 407 N Spring. I have had some preliminary discussions with various VOA directors regarding the future of the 435 N Spring Ave house. I work in the construction industry and have been a residential home builder for several years. Additionally, I live in the Cathedral Historic District of Sioux Falls, the same historic district this house is located in. We recently moved to this area because we truly enjoy the neighborhood. The character of the houses, the friendliness of the people and the proximity to the developing downtown area of Sioux falls are all reasons we considered with our relocation. I also understand there are several issues with this neighborhood. There is a higher rate of crime, drug use and gang activity in this neighborhood. One of the main contributing factors to these issues is the number poorly managed rental properties in this area. The house at 435 N Spring is located on the edge of the historic district and across the street from some of the poorly maintained rental properties of this area. Despite the issues with the Cathedral District, I strongly feel this neighborhood has a great deal of potential and opportunity, and this is why we moved there.

I would purpose the following opportunity for the 435 N Spring house. I would like to purchase the house and foundation of 435 N Spring Ave and relocate it to 215 N Spring Ave. I would pay for the relocation costs, removal of the foundation, the capping of the sewer and water lines and the filling of the hole where the house was located. Once the house has been relocated, I would restore the house to a single-family home that people could live in and enjoy the neighborhood as much as we do.

I feel this offer is a benefit for all involved parties. The win for VOA is they have a larger plot of land to develop and potentially have a larger parking lot with access to 5th Street. The win for the house is a new life within the same historic district, and located among other historic houses... a real step in the revitalization of the neighborhood. The win for the city is a vacant dilapidated house is turned into a beautiful, livable contributing house for the neighborhood. The win for me is similar to that of the city. A new neighbor and another step towards an improved neighborhood. This offer would be contingent on the City of Sioux Falls and other authorities approving this proposed move. Additionally, if accepted I would have the house removed from the property by December 15, 2023.

National Register Contributing, Grade B
Queen Anne Cottage style

Project Representative Dan Kurtz, Bighorn Construction
John Hart, VOA

Neighbor Notification No

Board Action Required

Photos See attached

*Historic photos provided by the Siouxland Heritage Museums.





CATHEDRAL HISTORIC DISTRICT

House move from 435 N. Spring Avenue to 215 N. Spring Ave.



435 N. Spring Avenue

215 N. Spring Avenue





Left: 435 N. Spring Avenue – east facade

Below: 435 N. Spring Avenue – southeast view





Left: 435 N. Spring Avenue – southwest view

Below: 435 N. Spring Avenue – west facade





Above and Below: 215 N. Spring Avenue – new lot to move house onto





Above: 215 N. Spring Avenue – view from alley of existing vacant lot

Below: 217 N. Spring Avenue – adjacent property north of lot





Above: 211 N. Spring Avenue – adjacent property south of lot