

BOARD OF HISTORIC PRESERVATION
WEDNESDAY AUGUST 9, 2023
4:00 PM City Center, Cooper Conference Room, 110
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

- | | |
|---|---------------|
| ITEM 1. CALL TO ORDER & QUORUM DETERMINATION | Adam |
| ITEM 2. WELCOME & INTRODUCTIONS | Adam |
| a. New Board Member, Adam Weber
Start September 13 board meeting | |
| ITEM 3. APPROVAL OF REGULAR AGENDA | Adam |
| ITEM 4. APPROVAL OF 7/12/2023 MEETING MINUTES | Adam |
| ITEM 5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Adam |
| ITEM 6. NEW BUSINESS | |
| a. 216 W. 10 th Street – Club David Remodel
Downtown Historic District
(board action required) | Stacy Newcomb |
| ITEM 7. OTHER BUSINESS | |
| a. Preservation Planning – handbook
Review for future working session | Diane |
| b. Chair and Vice Chair election
Adam and Kathy can serve a second year in their positions | Diane |
| ITEM 8. ANNOUNCEMENTS | |
| a. Next meeting – September 13, 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 July 12, 2023 City Center, Cooper Conference Room, 110

Members Present:

Kathy Renken, Vice Chair
Gail Fossum Shea
Nicholas Kummer
Lynn Remmers
Delia Druley
Nolan Hazard

Staff Present:

Diane deKoefer

Public in Attendance:

John Hart, VOA
Mallie Kludt, VOA
John Koch, John Koch Construction

Members Absent:

Adam Nyhaug, Chair (excused)
Alex Halbach (excused)
Pam Cole (unexcused)

ITEM 1. Call to Order and Quorum Determination

- a. Board Vice Chair Kathy Renken called the meeting to order at 4:01 p.m.

ITEM 2. Welcome and Introductions

- a. Board Vice Chair Kathy Renken welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

- a. Member Druley made a motion to approve the regular agenda and Member Kummer seconded the motion. The motion passed unanimously.

ITEM 4. Approval of the June 21, 2023, Meeting Minutes

- a. Board Vice-Chair Renken requested a motion to approve the June 21, 2023, meeting minutes. Diane noted that she had mistakenly noted Member Hazard as unexcused. The correction has been made to the June meeting minutes. Member Remmers 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)

- a. None

ITEM 6. New Business

- a. **421 N. Spring Avenue - Cathedral Historic District, Request to Raze the House**
John Hart provided a summary of the VOA's ownership of their building at 407 N. Spring Avenue and the purchase of the north three lots in the past year. As a reminder VOA and contractor Dan Kurtz were at June's meeting to request relocating the structure at 435 N.

Spring to 215 N. Spring Avenue. 421 N. Spring which is under review today is the only house remaining which is a non-contributing structure. The home was constructed in 1887 with remodeling to the exterior in the 70's. At the time the Cathedral Historic District was established in 1974 it was determined that the house was non-contributing to the district. John commented that the house is in poor condition due to numerous changes over the years.

After some discussion by the board, Member Kummer made the motion that razing the structure at 421 N. Spring Avenue would have a non-adverse effect on the Cathedral Historic District. Member Hazard seconded the motion and the motion was approved 3-2.

The applicant may request a building permit from Building Services to raze the structure, when they are ready.

b. 800 W. 10th Street - Cathedral Historic District, Partial Demolition and Rebuild

John Koch addressed the board with his request to demo the west portion of the house that does not have a foundation and rebuild it back with a new foundation and slab to match the original home. The existing portion of the house he is requesting for is one-story 18'-2" x 16'-0" with an asphalt hip roof. Two windows are located on the south façade, one on the north and two on the west. John will match existing materials with red cedar narrow siding with the same roof pitch and overhang dimensions.

Pella windows will be used for the new construction on the west and to replace all windows throughout the house. John will have Pella review all original window sizes and submit to Diane for review and approval.

After questions of the applicant and board discussion, Member Remmers made the motion that the demo and reconstruction as noted would have a non-adverse effect on the Cathedral Historic District. Member Fossum Shea seconded the motion and the motion passed unanimously.

Following the board meeting, Diane signed off on the demolition permit for the west portion of the house. When Pella submits a revised window schedule, Diane will review for the applicant to place his order. Plans for the rest of the building are forthcoming from the applicant.

ITEM 7. Other Business

- a. Committee Meeting for 2024 CLG Conference Review:
Adam, Kathy, Lynn and Diane will meet at 3:00, prior to the next board meeting on August 9th, 2023 in the Cooper Conference Room.
- b. Pam Cole was not in attendance at the meeting so Diane will contact her regarding the Certificate of Recognition for serving on the board since 2017.

ITEM 8. Announcements

- a. The next board meeting is scheduled for August 9, 2023, at City Center, 231 N. Dakota Ave. at 4:00pm.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 5:00 pm.

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.

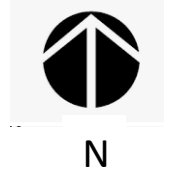
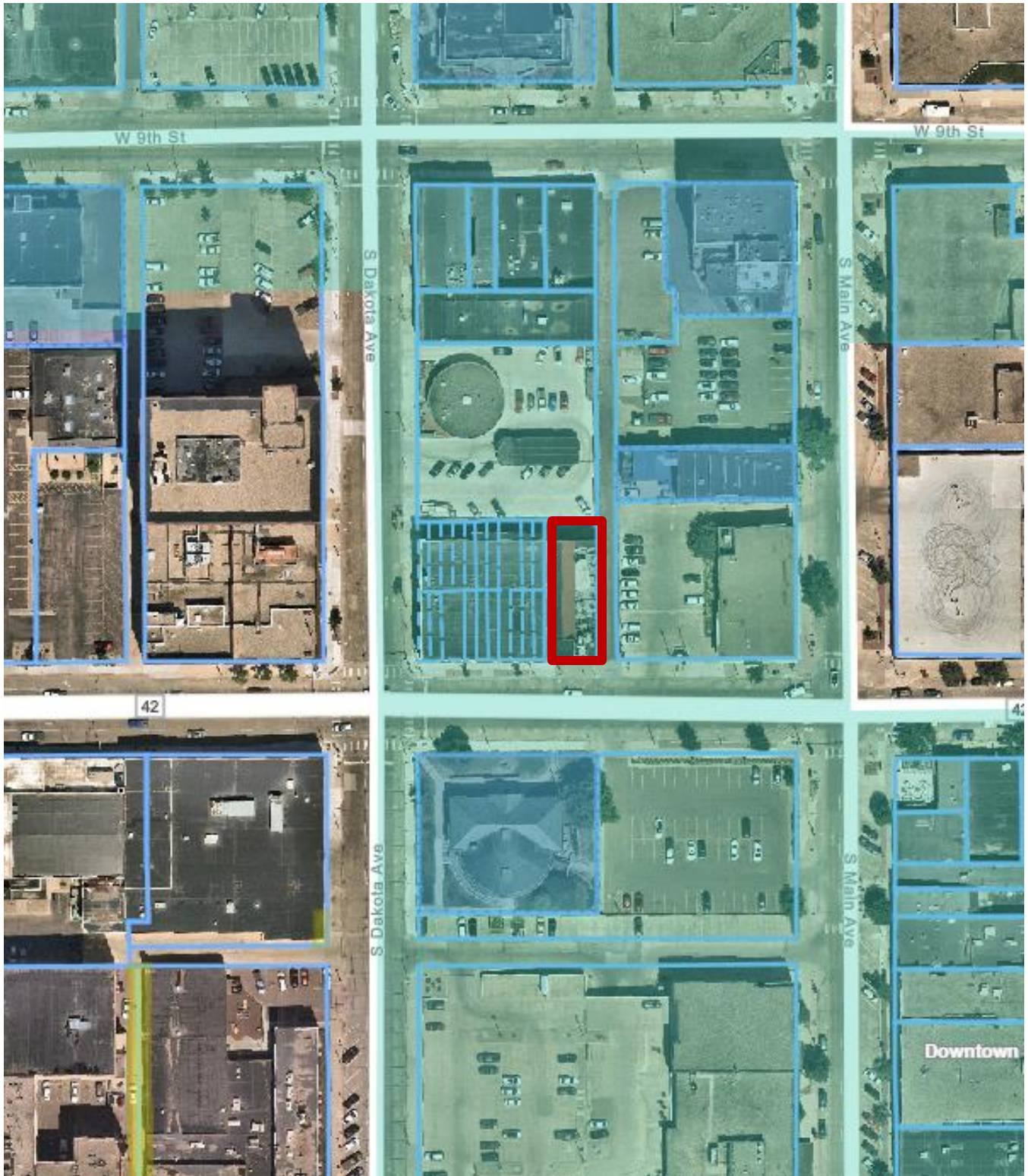
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or 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	August 9, 2023
<u>Property Address</u>	212 W. 10 th Street
<u>Property Owner</u>	Stacy Newcomb
<u>Historic District</u>	Downtown Historic District
<u>Year Built</u>	212 W. 10 th Street, 1920 216 W. 10 th Street, 1903 (combined building w/212 W. 10 th St.)
<u>Project</u>	The applicant is restoring the existing façade to bring it back to it's original appearance. Glass block and mismatched brick that has been used to infill windows and storefronts will be replaced with aluminum clad wood windows and wood framing storefront.
<u>National Register</u>	Mark Scott built the Scott Printing Building at 216 W. 10 th Street in 1903 to house his newspaper, the Sioux Falls Journal, as well as his other publishing interests. Between 1911 and 1916 Scott added a three-story addition and his business remained in this building into the 1930s. Mooreland and Steele Electric was located at 212 W. 10 th Street.
<u>Project Representative</u>	Stacy Newcomb
<u>Neighbor Notification</u>	No
<u>Board Action</u>	Required
<u>Photos</u>	See attached *Historic photos provided by the Siouxland Heritage Museums.

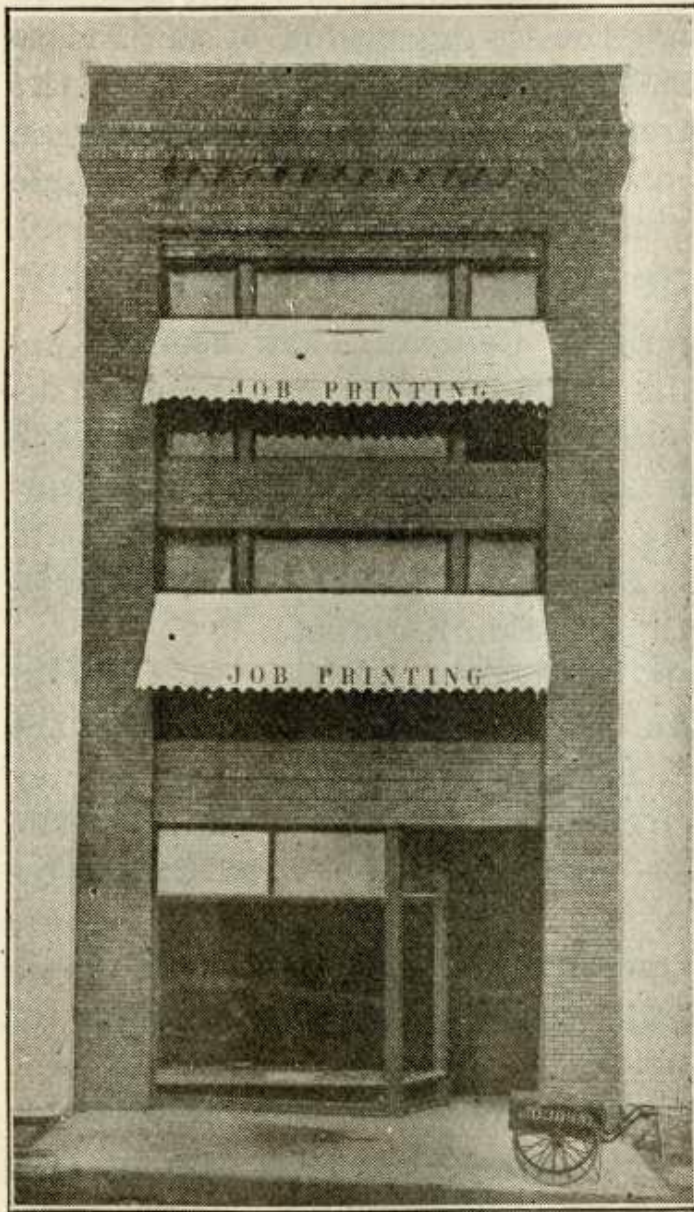
DOWNTOWN HISTORIC DISTRICT

 212 W. 10th Street



PUBLISHING AND PRINTING PLANT

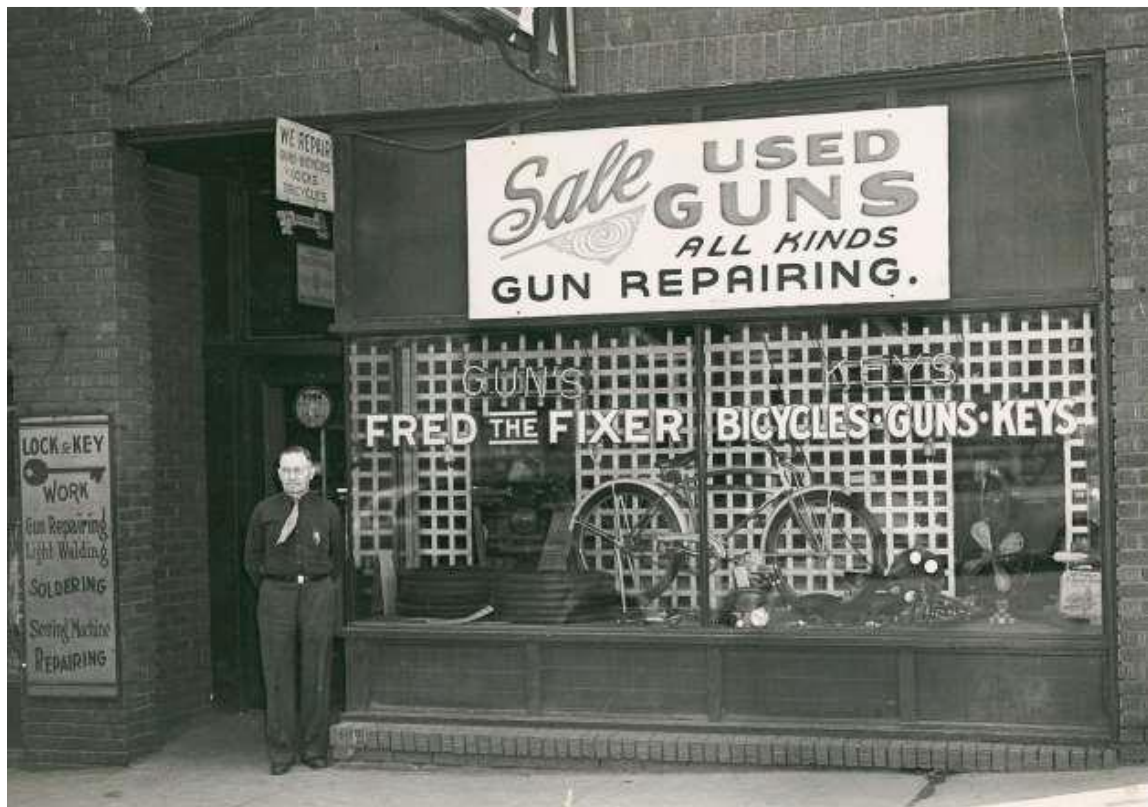
The Sioux Falls Journal is the oldest continuously published newspaper in Sioux Falls, it having been established in



The Sioux Falls Journal Building

1876 and run as a weekly ever since. The publication has been owned and published by Mark D. Scott since 1894. The publication of the newspaper is the smallest part of the business in its three story building, job printing and other publications being the main business. The office is equipped with the best in linotype machines and Miehle presses, book folders, edition sewing machines, etc. It is the largest exclusive printing office in the state, and makes a specialty of big printing of all kinds. Law Briefs in both state and federal courts is a specialty and the office does much of this work for the lawyers of the state who desire accuracy and promptness. The South Dakota Workman, official paper of the A. O. U. W. of the state, The Dakota Elk, The Sunshine State and other publications are issued from this office. A specialty is made of delivering all work on the time promised.

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SOUTHEAST CORNER OF CLUB DAVID



NORTH ELEVATION OF CLUB DAVID FROM NORTHEAST CORNER - NO WORK



SOUTH ELEVATION OF CLUB DAVID



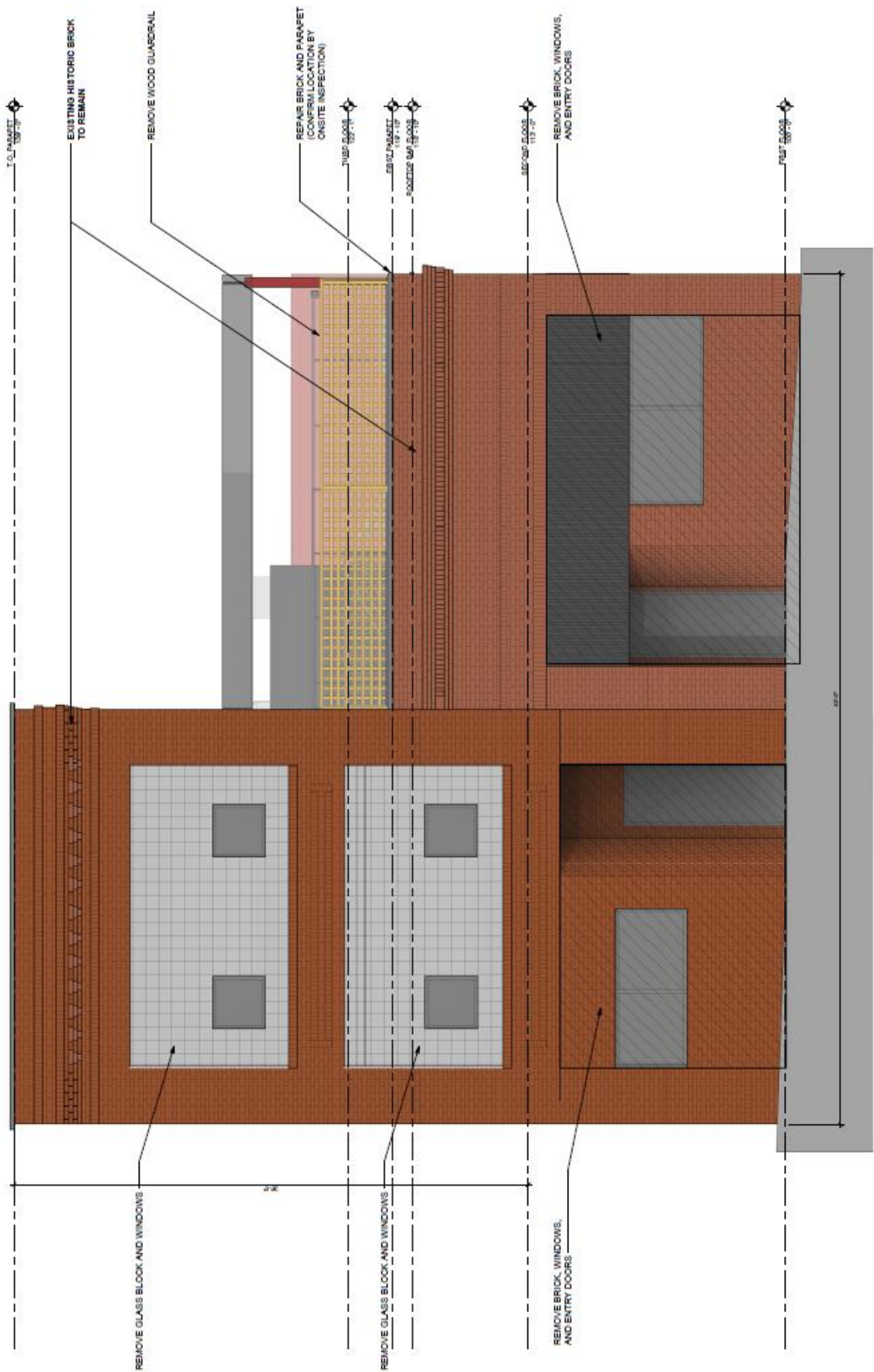
EAST ELEVATION OF CLUB DAVID - FROM NORTHEAST CORNER



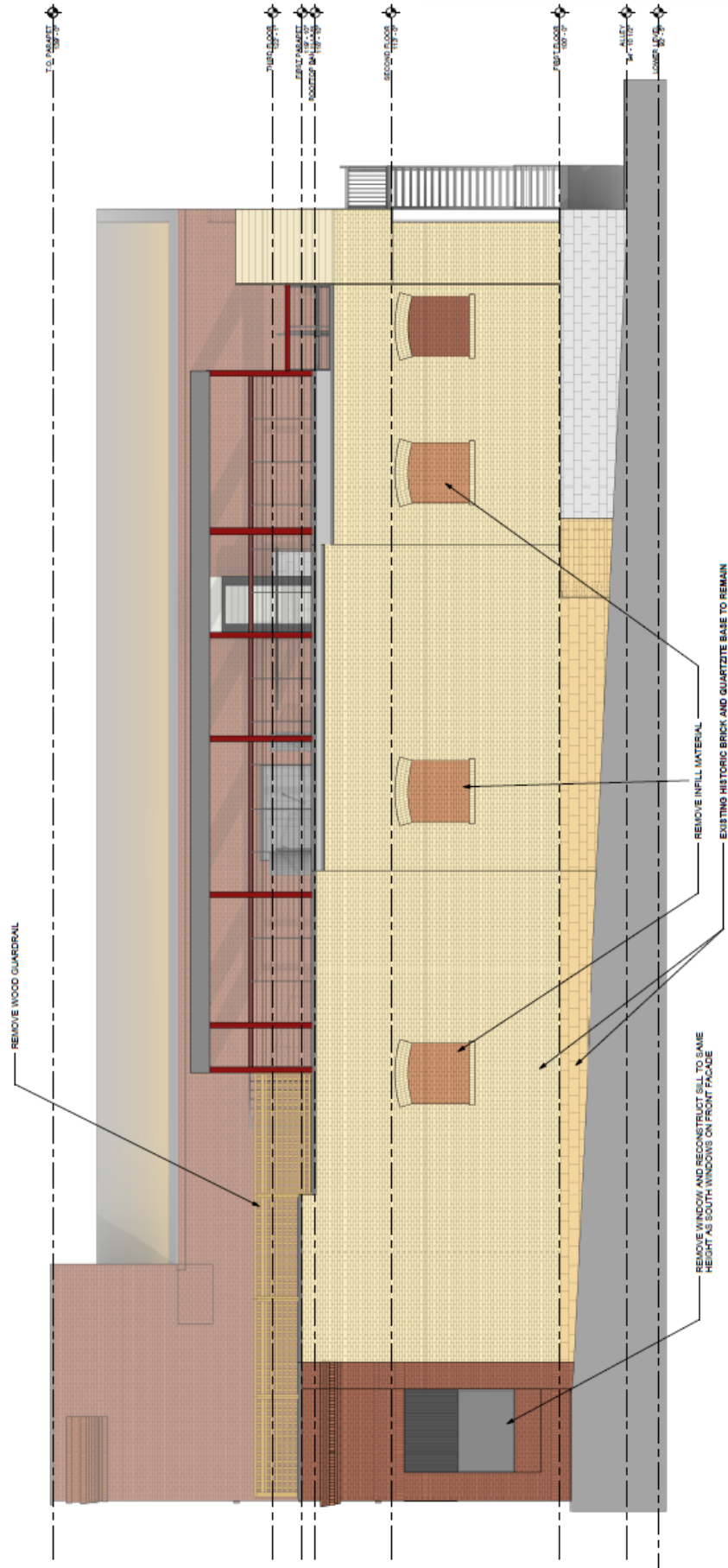
SOUTH ELEVATION OF BLOCK



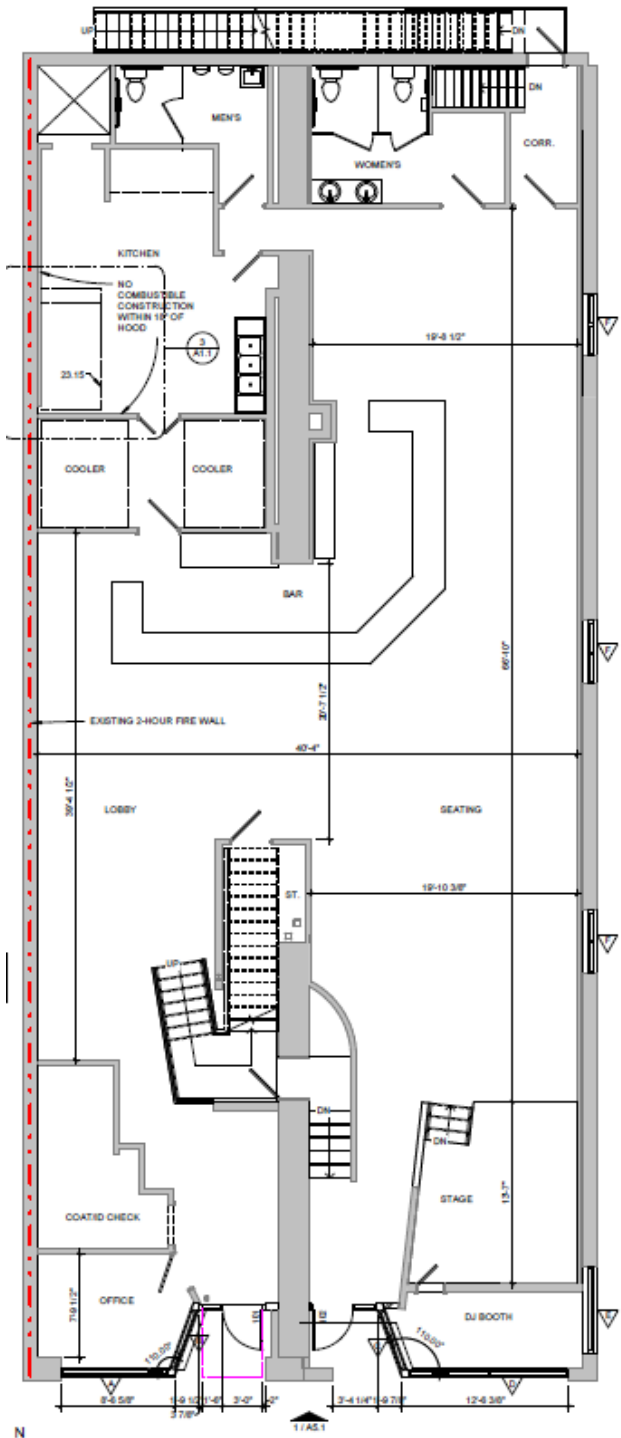
EAST ELEVATION OF CLUB DAVID



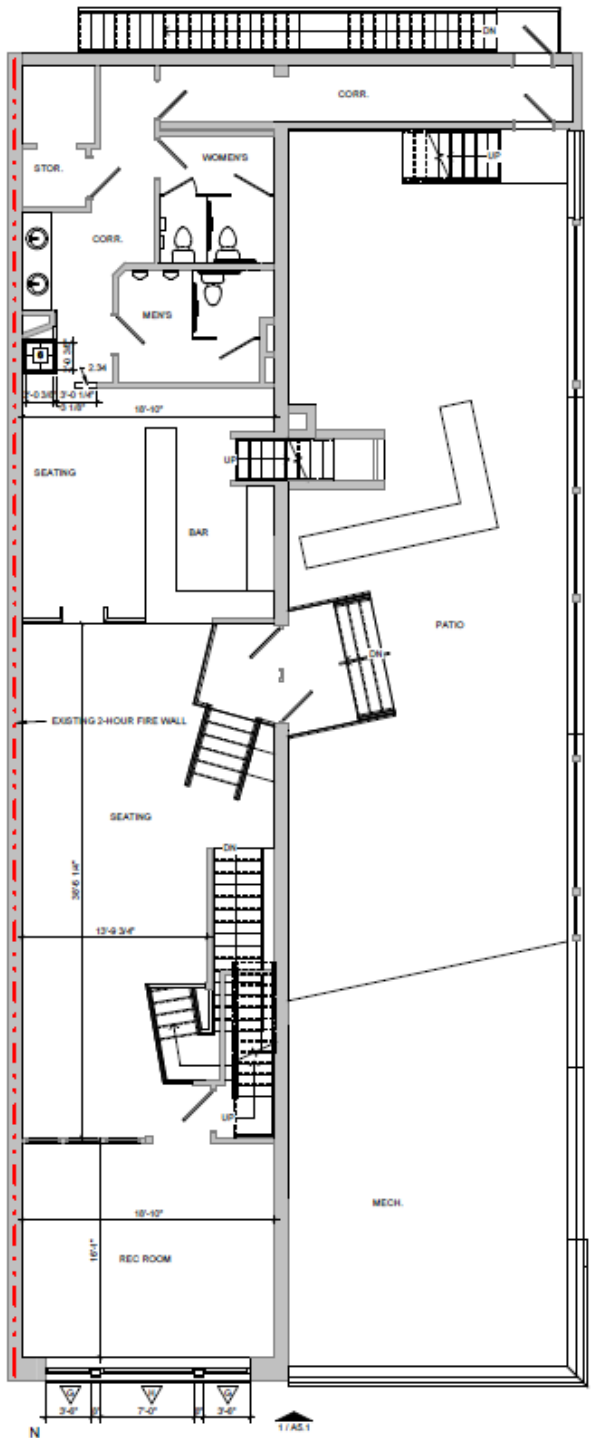
SOUTH ELEVATION
EXISTING/DEMOLITION
① 3/17/17



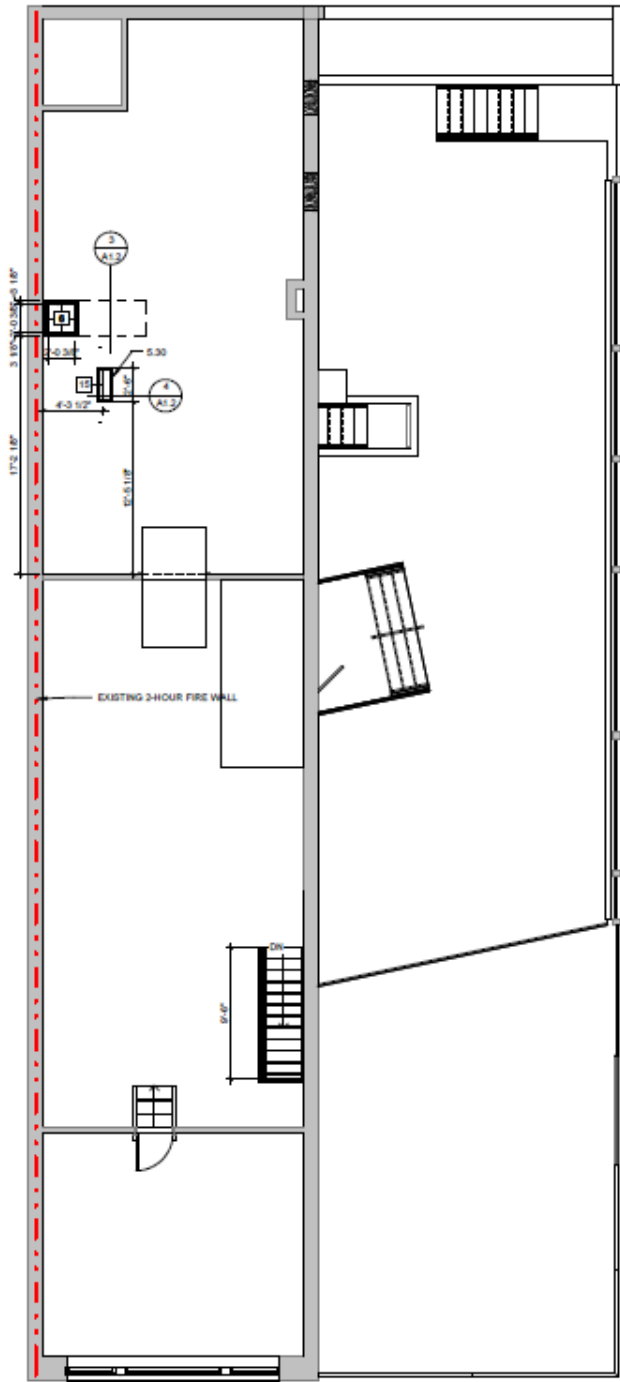
EAST ELEVATION
EXISTING/DEMOLITION
1/14/17



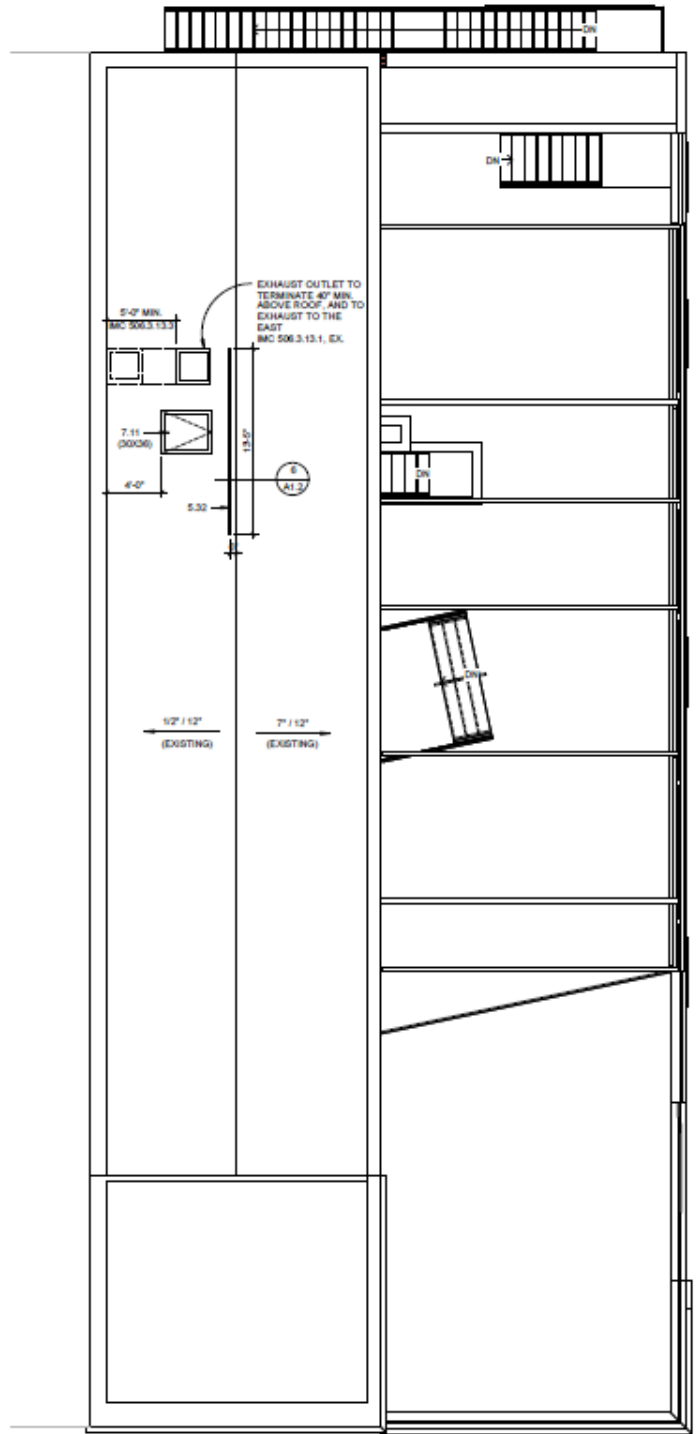
1 FIRST FLOOR PLAN
3/16" = 1'-0"



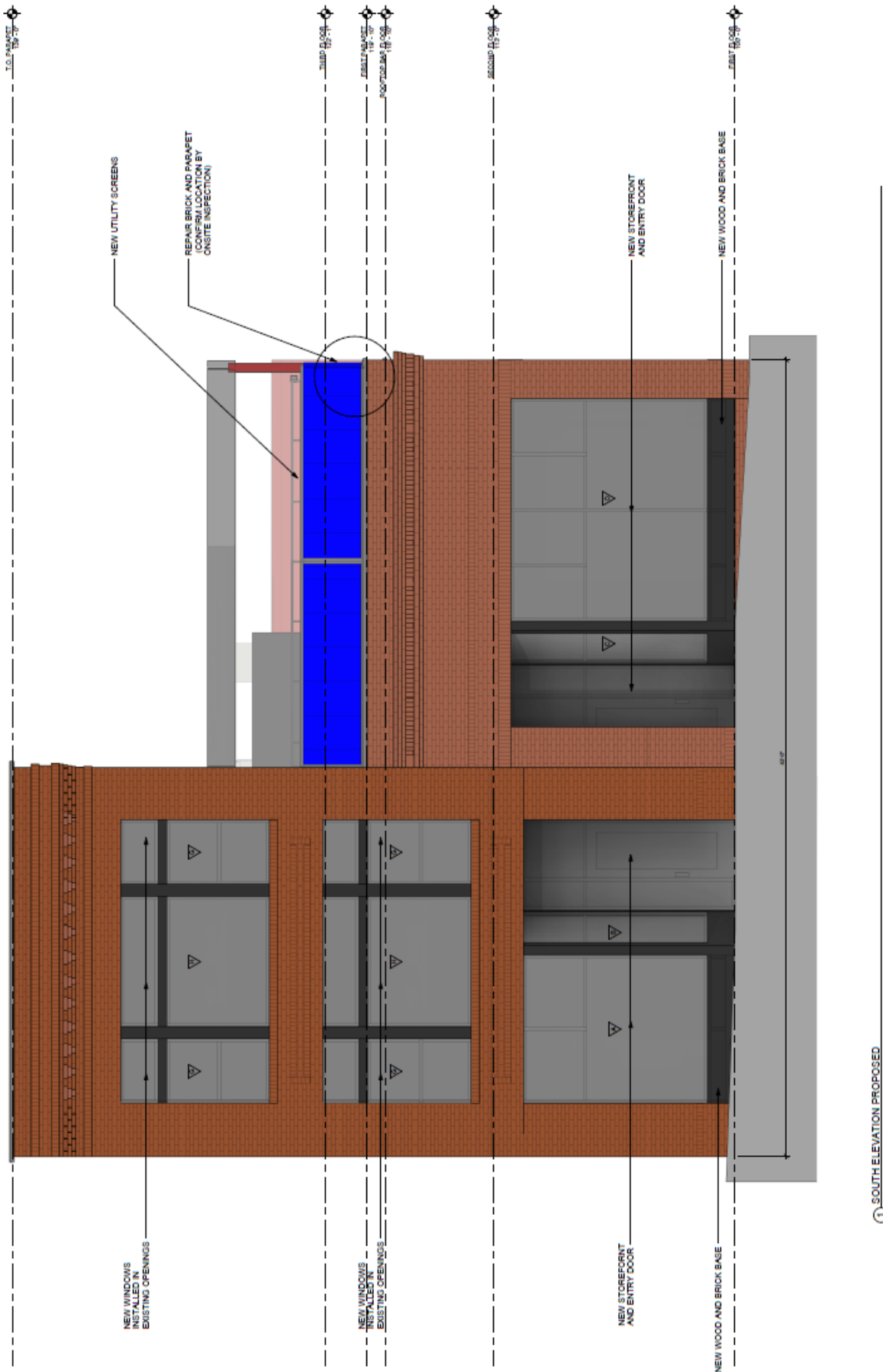
2 SECOND FLOOR PLAN
3/16" = 1'-0"



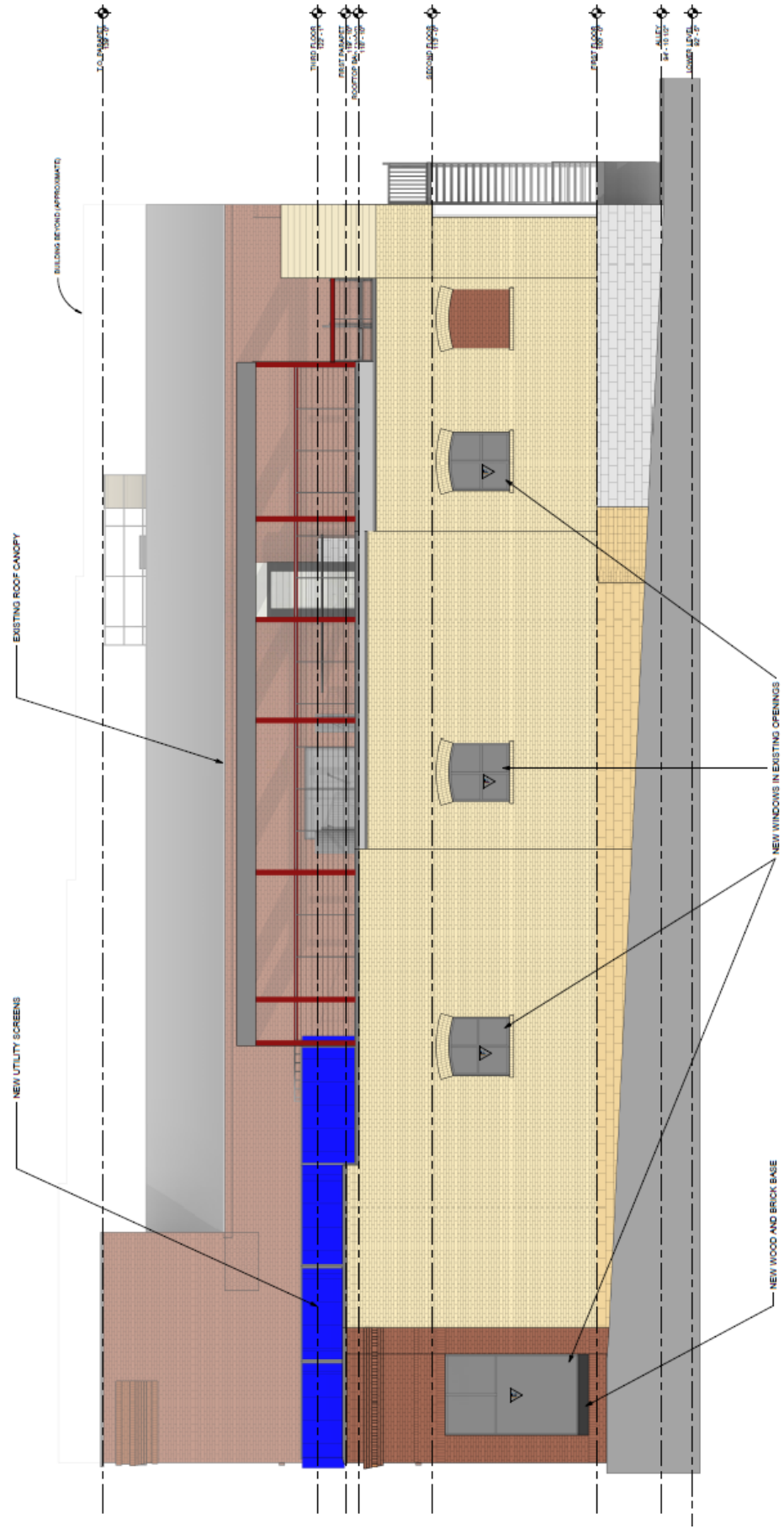
N
 ① THIRD FLOOR
 3/16" = 1'-0"



N
 ② ROOF PLAN
 3/16" = 1'-0"



① SOUTH ELEVATION PROPOSED
3/8" = 1'-0"



① EAST ELEVATION PROPOSED