SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review September 13, 2023

Property Address 732 W. 8th Street

Property Owner Jason Justice

Historic District Cathedral Historic District

Year Built 1903

Project In July the homeowner experienced a tree that fell on the existing garage that essentially demolished it.
They are proposing to build a new garage as a replacement. Menards provided drawings to the owner that are attached. On review, the following information was provided to the owner for board discussion:

On review of your garage plans, the following information will be required to meet the Secretary of Interior Standards for New Construction. This information is based on previous garage reviews:

- Single hung window on east façade – No vinyl windows allowed in historic districts so you'll need to specify either a fibrex, aluminum clad or wood window.
- Garage door needs to be a "Carriage House" style in a historic district.
- Asphalt shingles for garage should match color of shingles on house (steel).
- LP SmartSide is allowed, but must match same width that exists on the house. No "woodgrain" texture allowed. Only smooth

National Register Queen Anne style

Project Representative Jason Justice, Homeowner

Neighbor Notification No

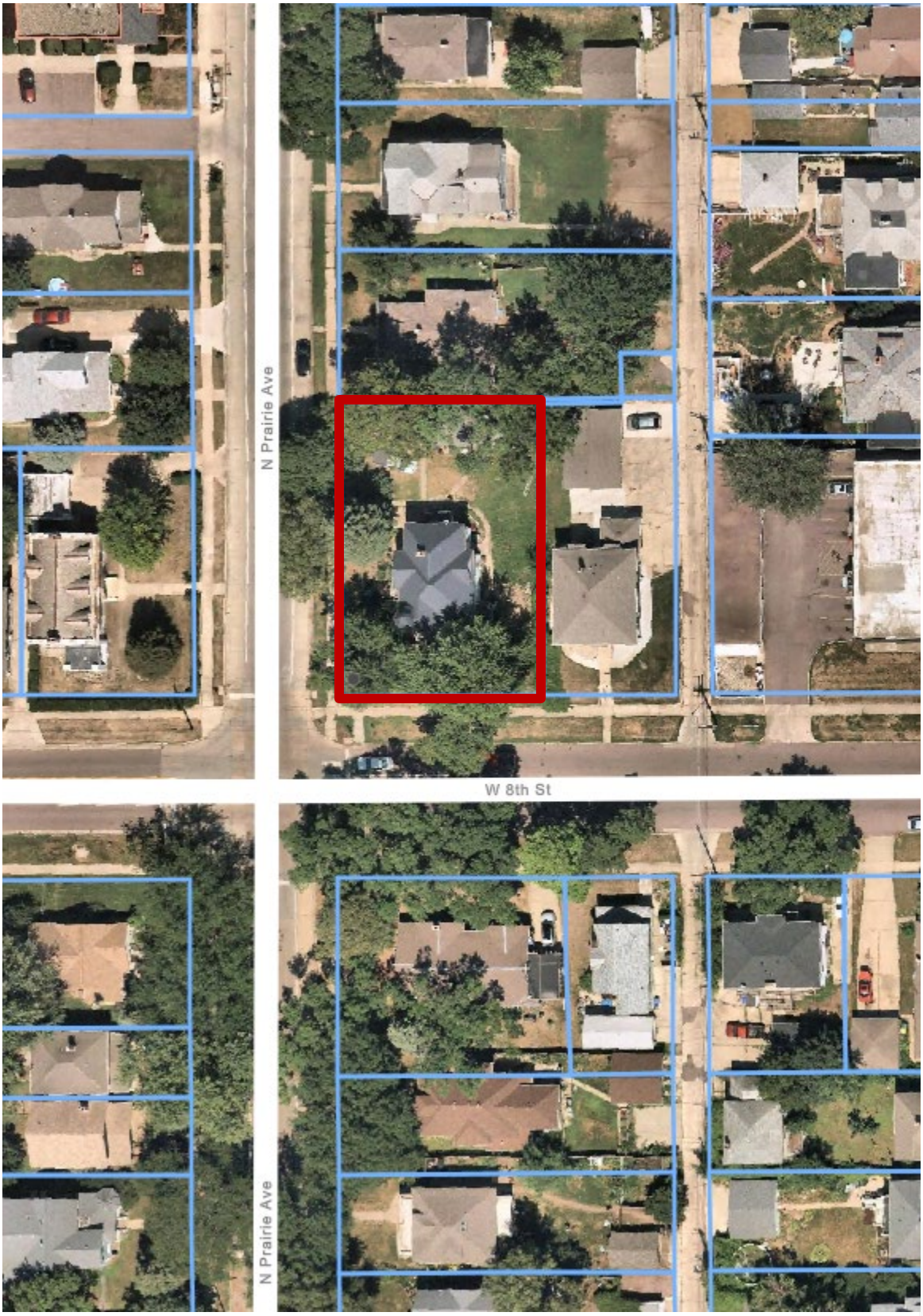
Board Action Required

Photos See attached

*Historic photos provided by the Siouxland Heritage Museums.

CATHEDRAL HISTORIC DISTRICT

732 W. 8h Street



N

O. C. CADWELL, Piano s and Musical Supplies.

8th Street View looking north showing front of the house and adjacent property

*Picture from Google Map Street View

Prairie Ave View Looking East

*Picture from Google Map Street View

Prairie Ave View Looking East – Showing garage to be demolished prior to tree damage and adjacent property

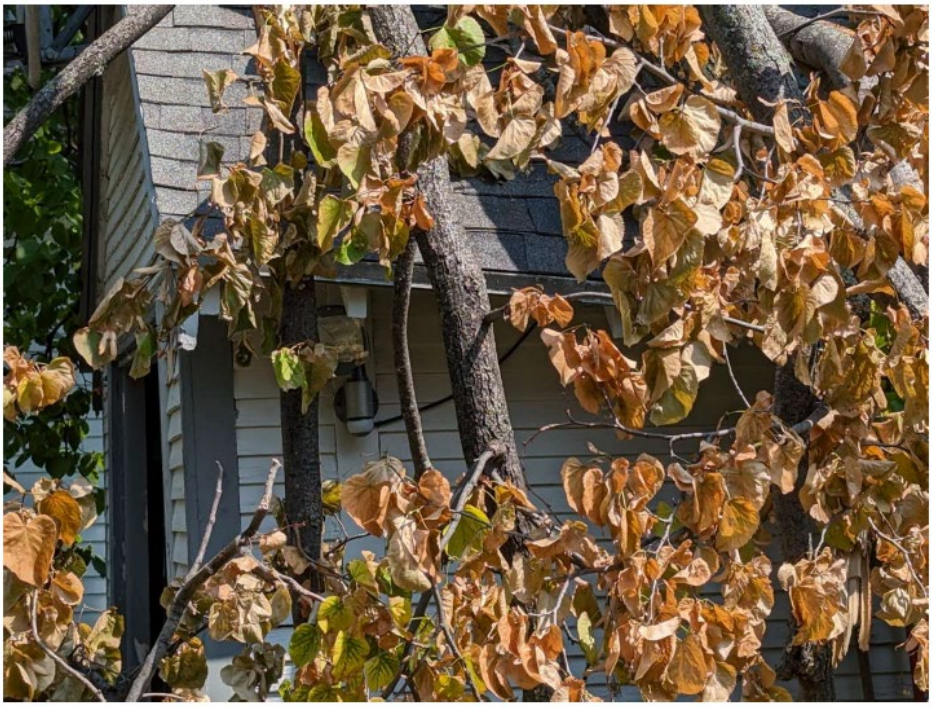
*Picture from Google Map Street View

North East Corner of Intersection of Prairie Ave and 8th St. looking north showing adjacent properties

*Picture from Google Map Street View

Tree Damage Front – Looking East

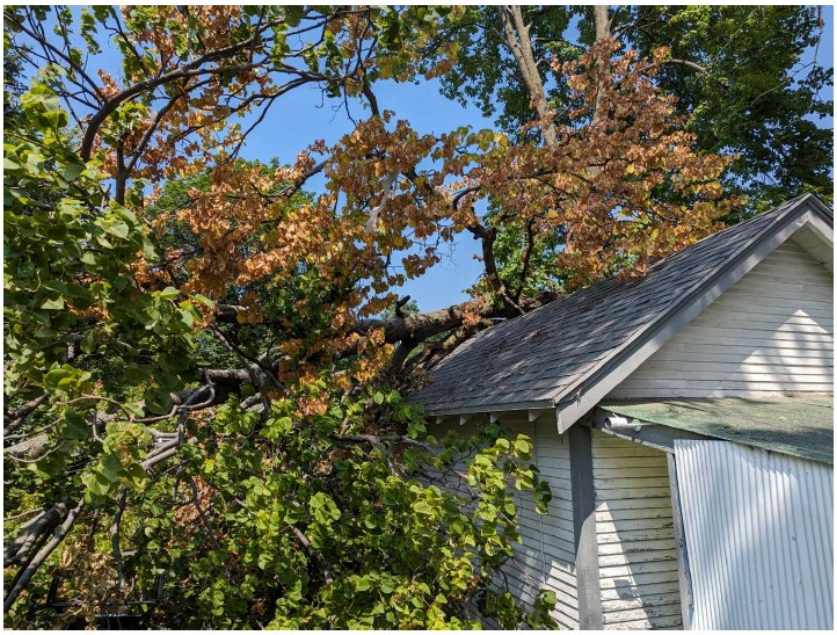
Tree Damage Side – Looking North



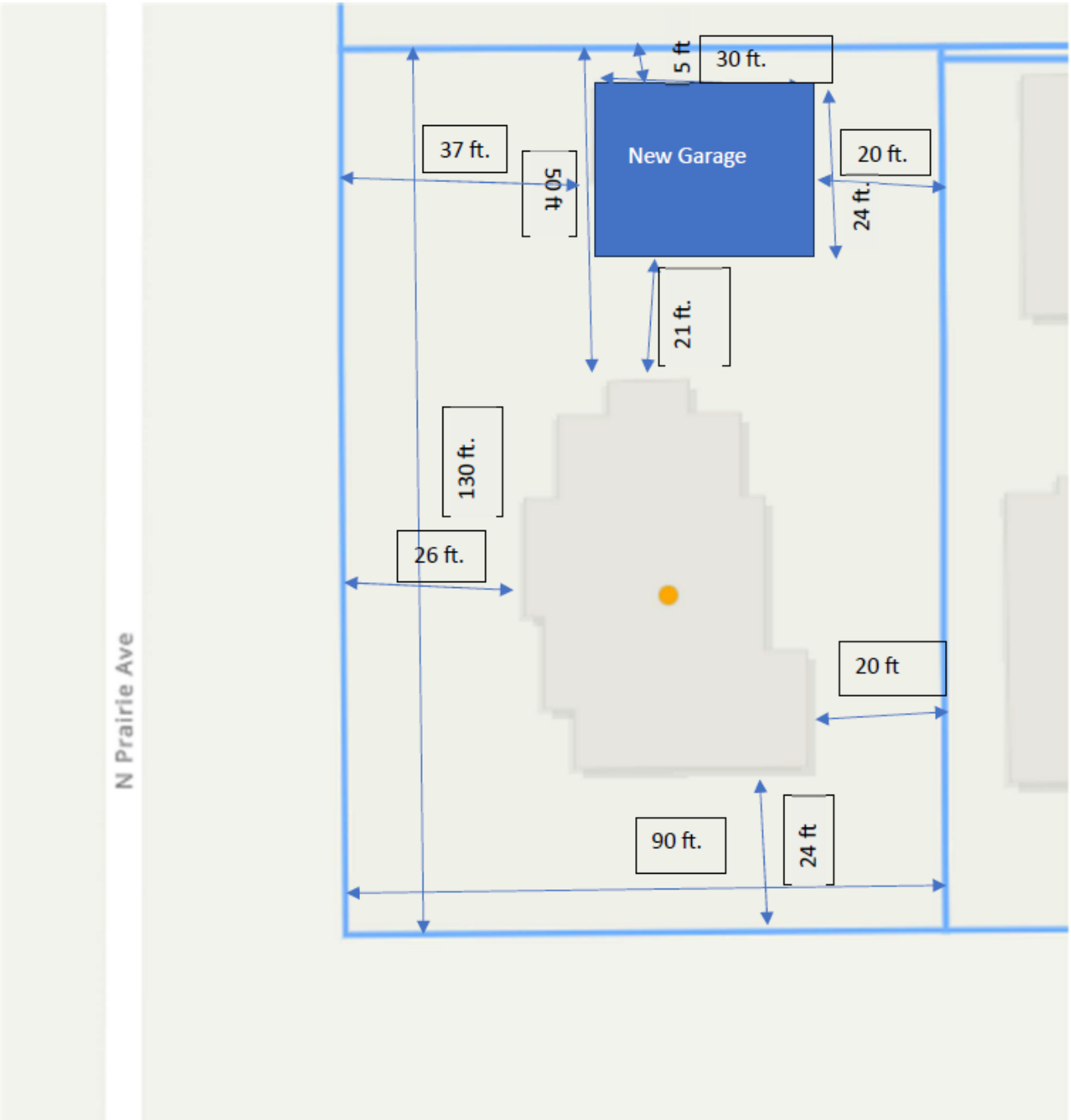
Garage damage after tree removed from building

Tree Damage Front Roof – Looking East

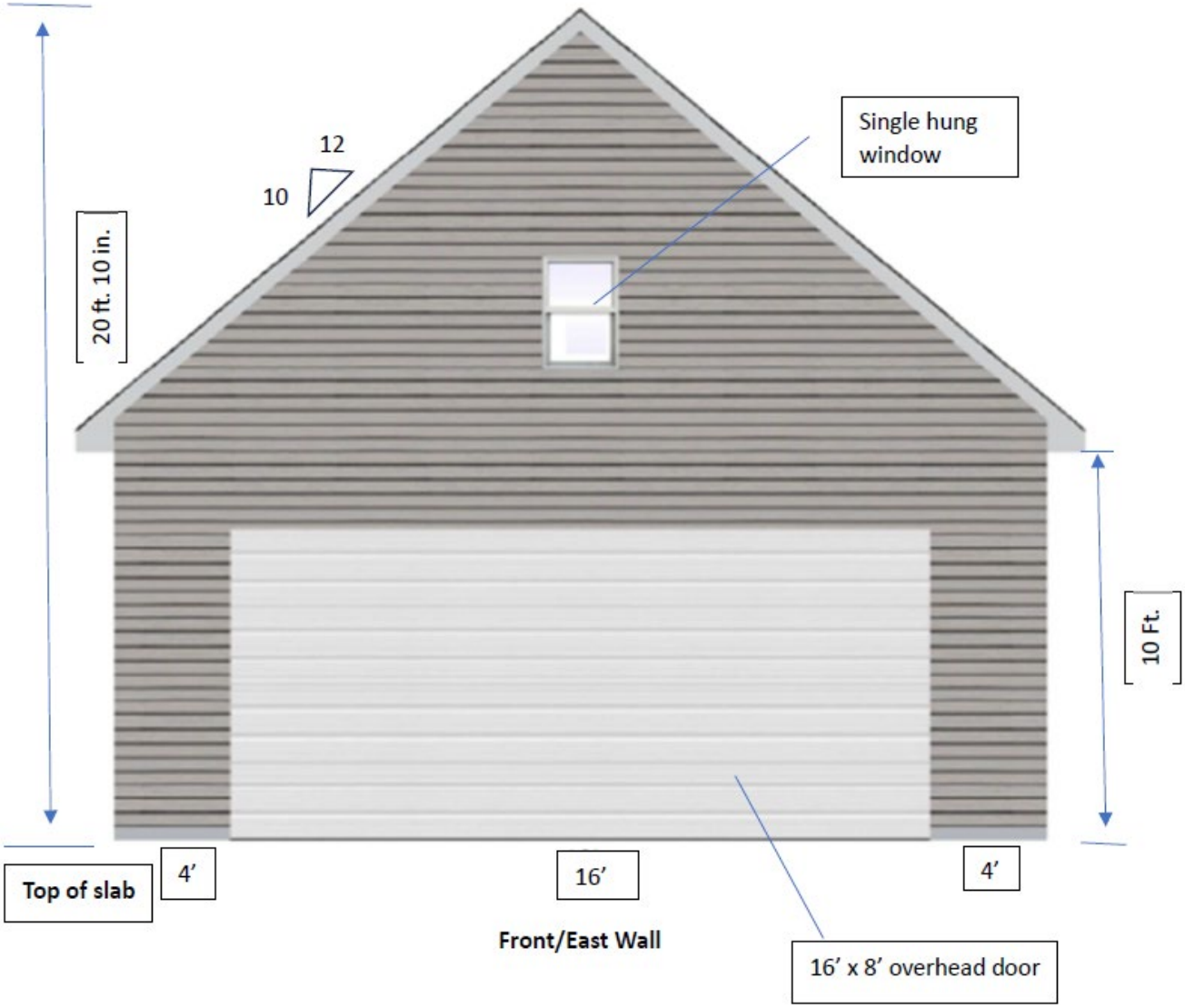
Tree Damage Back – Looking west



Garage Plans – 732 W 8th St Sioux Falls, SD 57104



Detached Garage Details

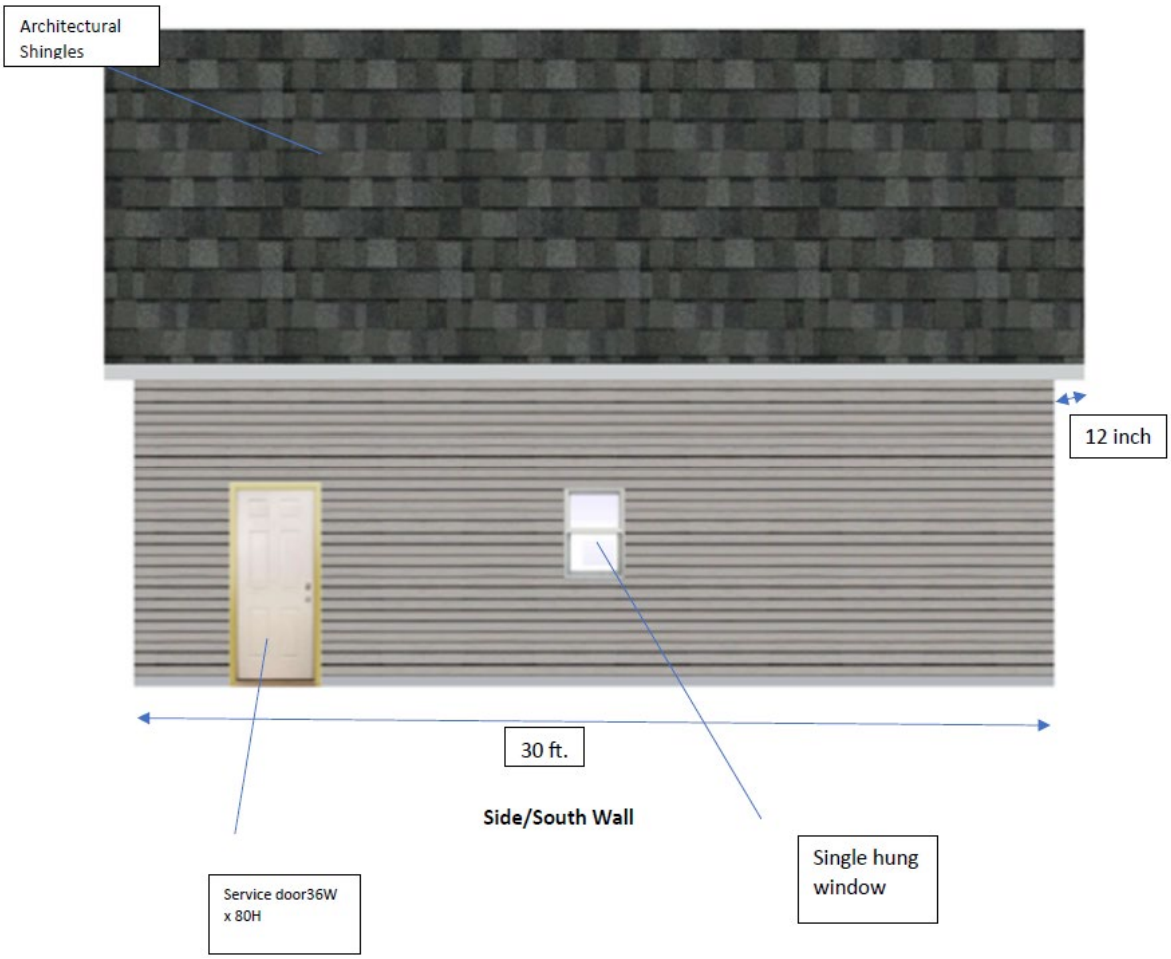


*Exterior rendering take from Menards Garage Design Tool

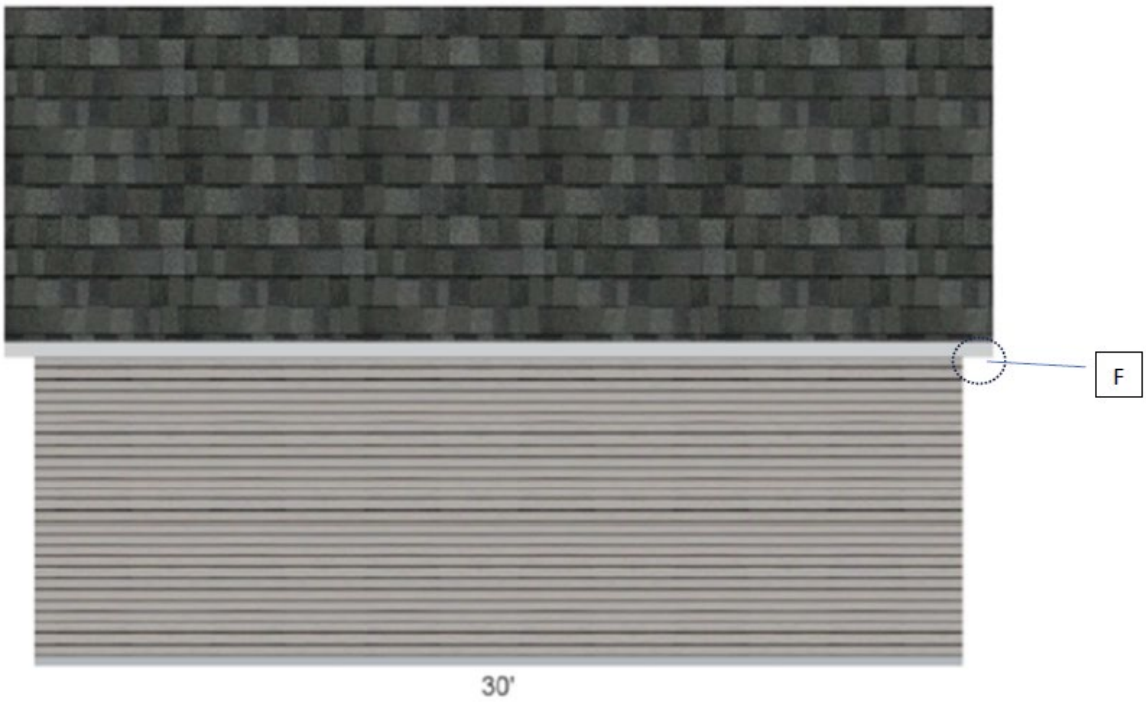
**Plans based on Western Construction, Inc Attic Truss Garage Plans and adjusted to size

https://offers.westernconstructioninc.com/free-attic-truss-garage-plan-

Garage Plans – 732 W 8th St Sioux Falls, SD 57104

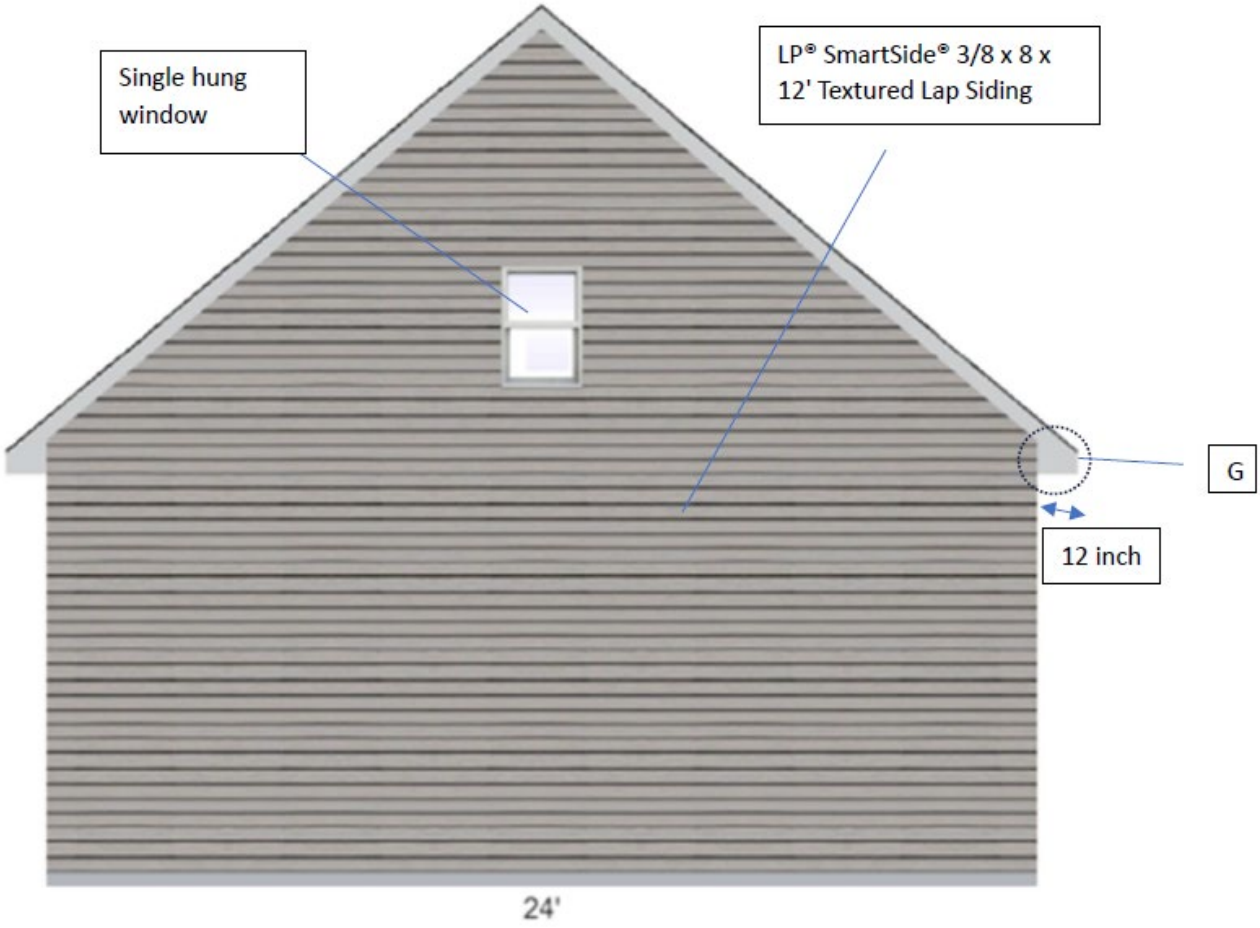


Side/South Wall

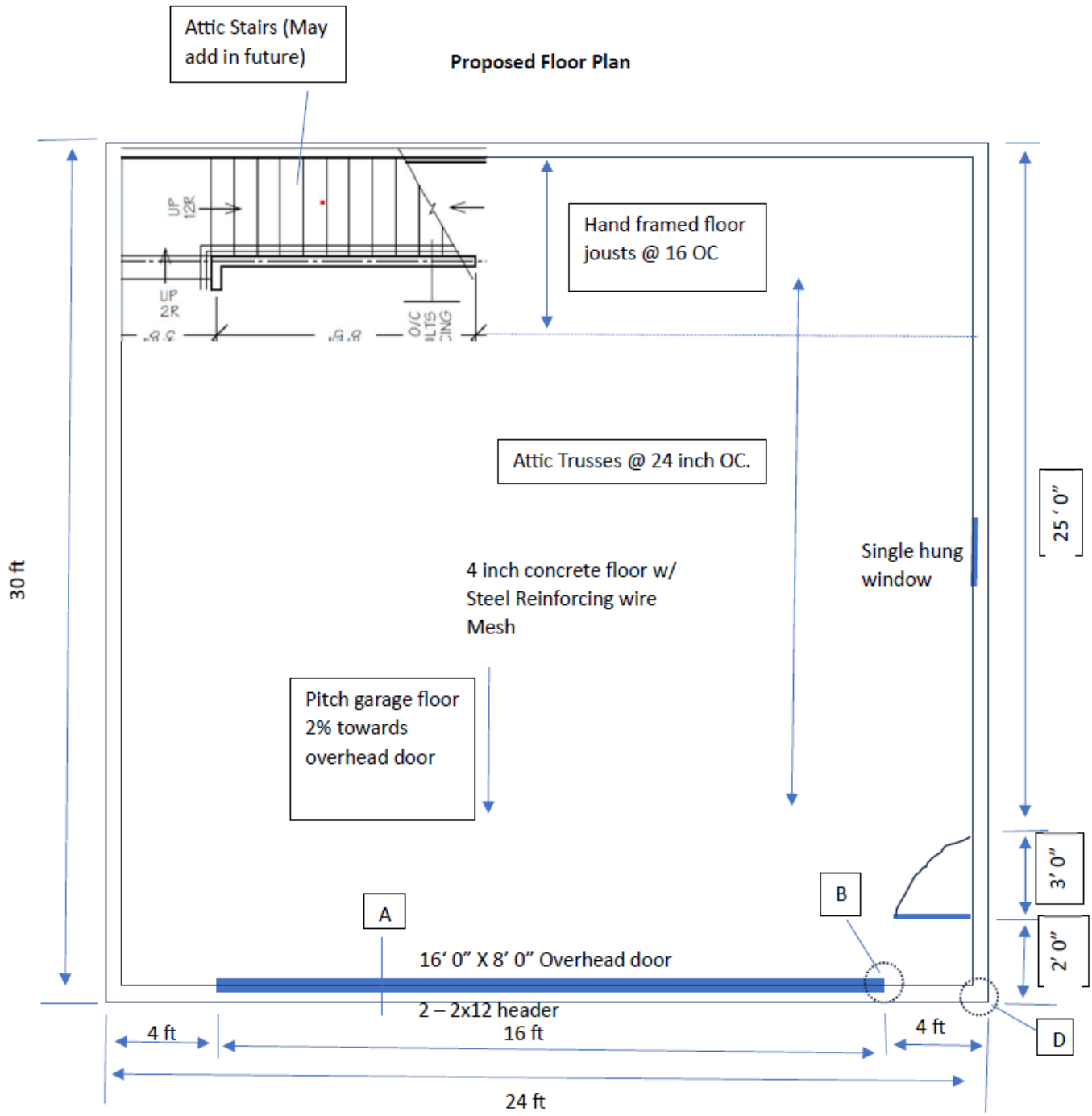


Side/North Wall

Garage Plans – 732 W 8th St Sioux Falls, SD 57104



Back/West Side


Attic Stairs (May add in future)
Proposed Floor Plan
Hand framed floor jousts @ 16 OC
Attic Trusses @ 24 inch OC.
Single hung window
4 inch concrete floor w/ Steel Reinforcing wire Mesh
Pitch garage floor 2% towards overhead door
A
B
D
16' 0" X 8' 0" Overhead door
2 – 2x12 header
30 ft
25 ' 0"
3' 0"
2' 0"
4 ft
16 ft
4 ft
24 ft

- **P**