

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

BOARD OF HISTORIC PRESERVATION
WEDNESDAY FEBRUARY 14, 2024
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
Diane deKoeper, Staff Liaison

AGENDA

- | | |
|--|---|
| ITEM 1. CALL TO ORDER & QUORUM DETERMINATION | Adam |
| ITEM 2. WELCOME & INTRODUCTIONS | Adam |
| ITEM 3. APPROVAL OF REGULAR AGENDA | Adam |
| ITEM 4. APPROVAL OF 12/13/2023 MEETING MINUTES | Adam |
| ITEM 5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Adam |
| ITEM 6. NEW BUSINESS
a. 225 S. Main Avenue, First Interstate Bank Façade Update
Downtown Historic District
(board action required) | Mallory Johnson, CushingTerrell
Seth Morgan, First Interstate Bank |
| ITEM 7. OTHER BUSINES
a. Historic Preservation Loan Program Update
b. CLG Conference May 22-24 Update | Diane
Diane |
| ITEM 8. ANNOUNCEMENTS
a. Next meeting – March 13, 2024 | |
| 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 December 13, 2023
City Center, Cooper Conference Room, 110**

Members Present:

Adam Nyhaug, Chair
Delia Druley
Nolan Hazard
Lynn Remmers
Gail Fossum Shea
Adam Weber

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

Liz Naber, Homeowner
Jon Beatch, Beatch Construction

Members Absent:

Alex Halbach (excused)
Kathy Renken (excused)

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Adam Nyhaug called the meeting to order at 4:02 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Adam Nyhaug welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the September 13, 2023, Meeting Minutes

- a. Board Chair Nyhaug requested a motion to approve the September 13, 2023, 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. **1212 S. Phillips Avenue – All Saints Historic District**

Jon Beatch described some of the previous work they've done for the homeowners to the home being reviewed today. Jon said that his company has remodeled the kitchen, changed out the front door and remodeled the interior of the front entrance. Liz Naber who owns the home with her husband described that they love the home and historic neighborhood and would like to expand the finished attic into a bedroom for one of their three children rather than having the bedroom in the basement. By providing the additional bedroom in the attic, they feel that they can stay in the house To make a bedroom work in

the attic, a bathroom is necessary rather than having a child use the stairs to access the second floor bathroom.

Jon explained various concepts that were reviewed to make the bathroom work in the attic space to provide adequate room for fixtures, access to the bedroom and study area and head height in the bathroom. Different styles of dormers were also reviewed, but the hip roof provided the height necessary as well as compatibility with the existing roof of the house.

Board review and discussion included the following:

- Could casement windows be used in lieu of double hung windows?
Board agreed that the double hung windows are consistent throughout the house and appropriate to use at the dormer. Profiles would differ between the two styles of windows and with the same double hungs, the profiles are compatible.
- Could window size be minimized to add siding either above or below the windows?
Jon noted that the proposed windows are 4' tall and to minimize to the next standard height would be 3'-4" without providing custom windows. Board members didn't feel that the windows needed to be minimized and liked the amount of natural light it provided in the space.
- Andersen Eagle series, aluminum clad windows will be installed at the dormer.
- Vinyl siding exists on the house but Jon proposed using a hardi-cement board smooth siding at the dormer. Down the road the homeowners may want to remove the vinyl siding to expose the original lap siding underneath.
- New window trim will match existing windows in profile.
- Board members expressed that the proposed dormer is not distracting or overwhelming to the existing house.

Member Remmers made the motion that the proposed dormer does not have an adverse affect on the historic district. The motion included the following stipulations:

- The dormer siding will match what is original under the vinyl siding in dimensions and the existing trim of the windows will also match the new construction.

Member Fossum-Shea seconded the motion and the motion passed unanimously.

ITEM 7. Other Business

- a. Historic Preservation Loan Program – Diane reviewed the loan program that will go live for applications as of January 2, 2024. Deadlines noted in the application draft for board review will need to be updated. Three board members will form a committee to review applications for Phase III of the program to determine which projects will move forward.
- b. CLG Conference, May 22-24 – Adam Nyhaug, Lynn Remmers, Kathy Renken and I have been meeting for several months to determine an agenda and tours for the conference. A Save the Date will be sent out from SHPO with a confirmed agenda to follow.

ITEM 8. Announcements

- a. The next board meeting is scheduled for January 10, 2024, at City Center, 231 N. Dakota Ave. at 4:00pm.
- b. The CLG Conference committee will meet prior to the regular meeting at 3:00 the same day and location.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:53 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 February 14, 2024

Property Address 225 S. Main Avenue

Property Owner First Interstate Bank

Historic District Downtown Historic District

Year Built 1961

Project Exterior renovation of the south, east, and north facades. Expansion of vertical ribbon windows on east and north elevations and additional punched openings on north elevation. Utilizing the screen structure replacing with flush mcm panel with framed openings at existing glazing. Some flush metal panel articulation at the north elevation around the new punched openings.

National Register Non-Contributing to the Downtown Historic District

Project Representative Mallory Johnson, Cushing Terrell
Seth Morgan, First Interstate Bank


Neighbor Notification No

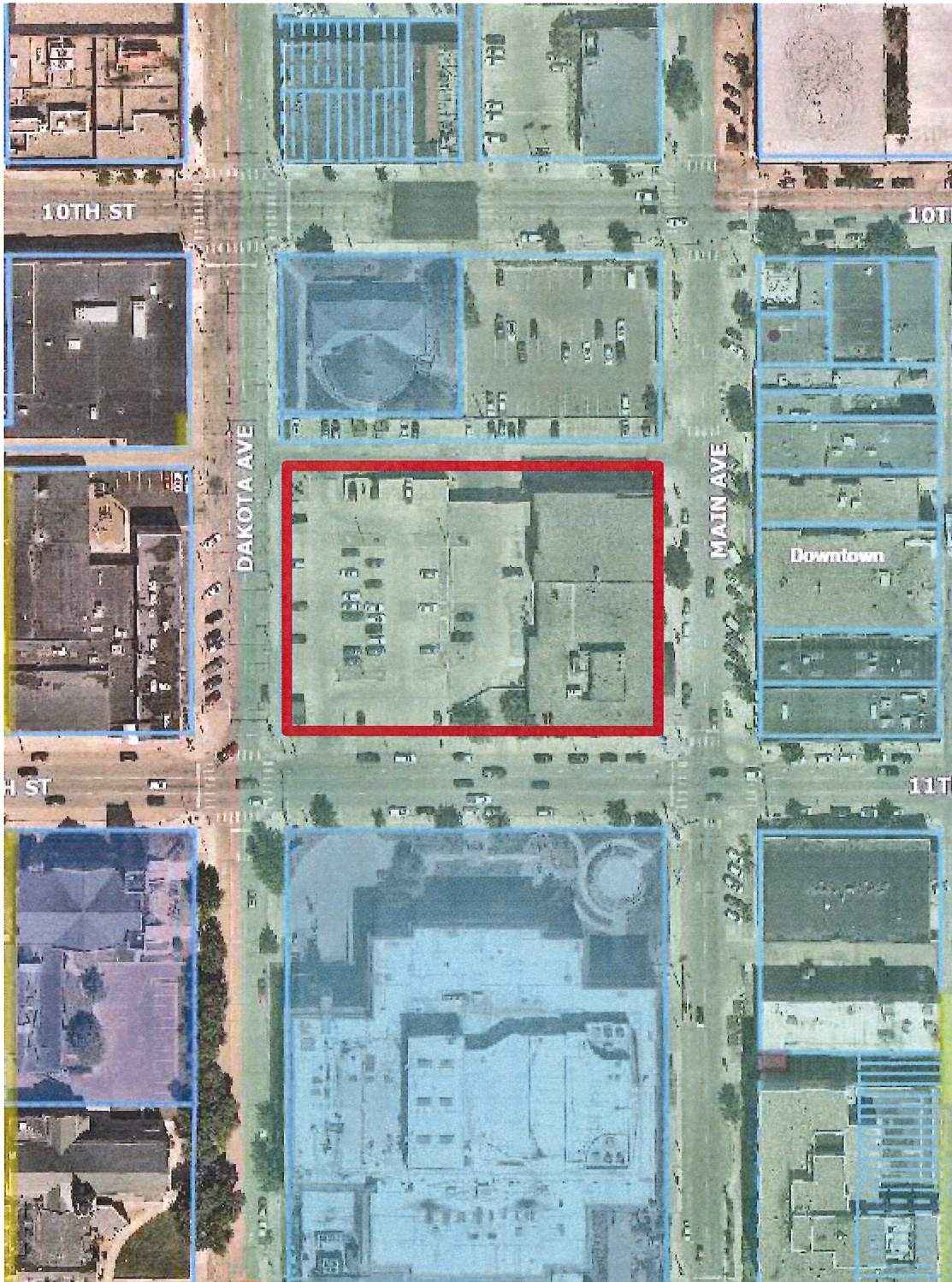
Board Action Required

Photos See attached

*Historic photos provided by the Siouxland Heritage Museums.

DOWNTOWN HISTORIC DISTRICT

 225 S. Main Avenue



N



EXISTING BUILDING - Northeast view



EXISTING BUILDING - Southeast view



EXISTING BUILDING - Southwest view



EXISTING BUILDING - Northwest view



HOME FEDERAL SAVINGS & LOAN
SIoux FALLS , SOUTH DAKOTA

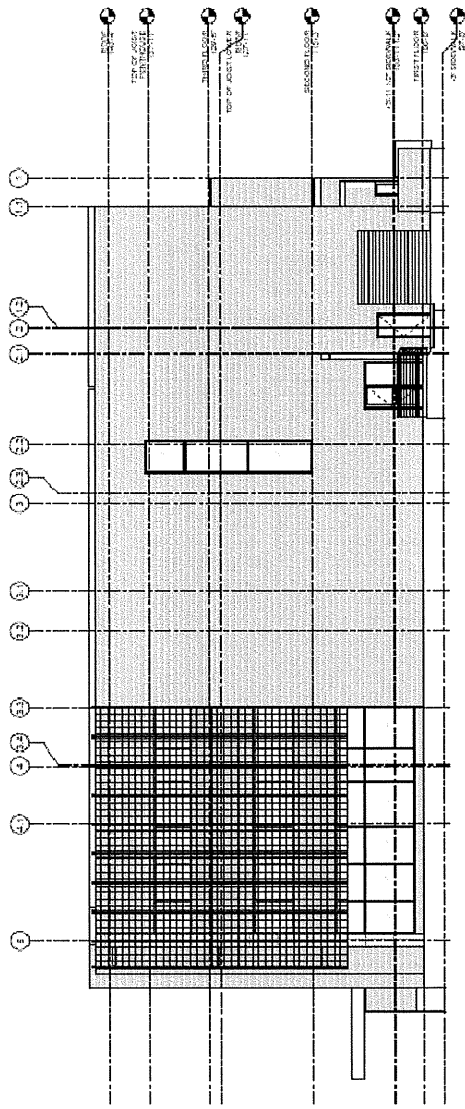
FRTZEL KROEGER GRIFFIN & BERG
ARCHITECTS ENGINEERS PLANNING CONSULTANTS



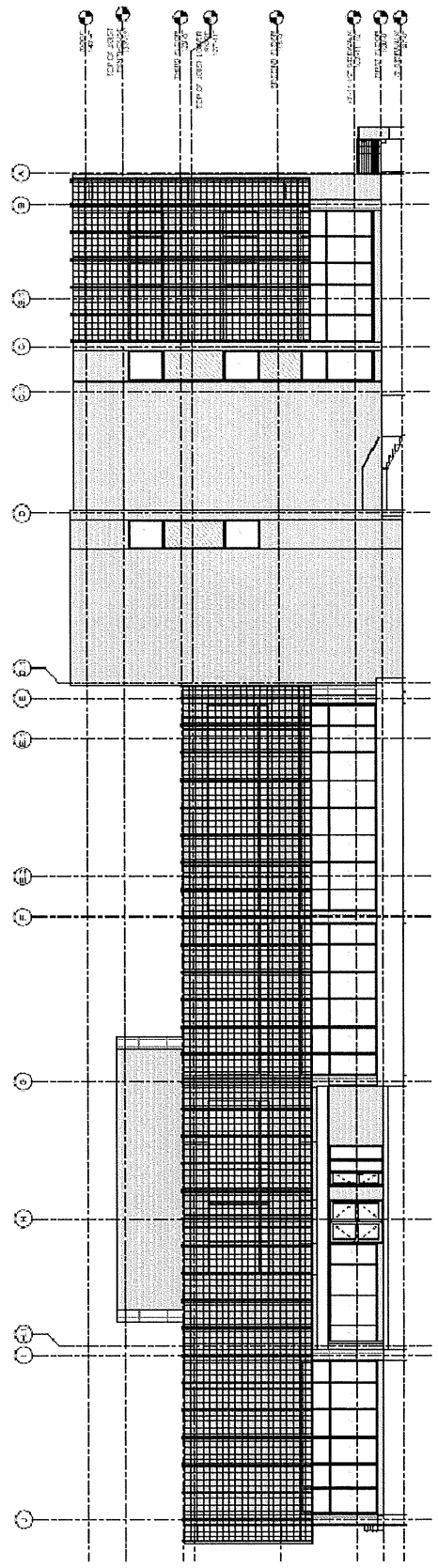
MATERIALS LEGEND

	BRICK - EXISTING		STONE - EXISTING
	METAL SCREEN - EXISTING		SPANNING GLASS
	METAL PANEL - NEW		

KEYNOTES



1 NORTH ELEVATION EXISTING
1/8" = 1'-0"



2 EAST ELEVATION EXISTING
1/8" = 1'-0"

SIOUX FALLS, SD
SIOUX FALLS BRANCH - 225 S MAIN AVE
FIRST INTERSTATE BANK

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN
DATE: 11/14/2013
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
REVISIONS:

EXTERIOR
ELEVATIONS







A203

DATE: 11.01.2010
NOT FOR CONSTRUCTION
ON DRAWING: 10/27/10
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
REVISIONS

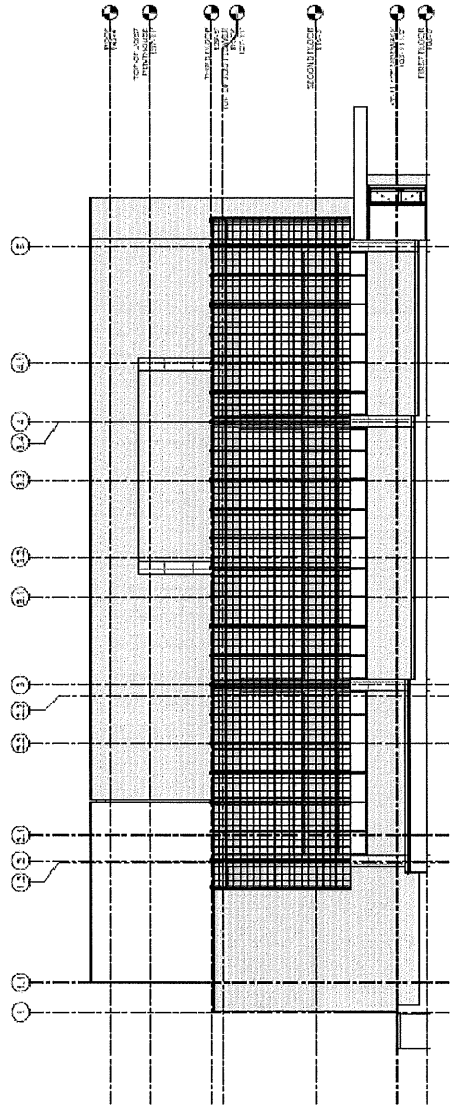
EXTERIOR
ELEVATIONS

A204

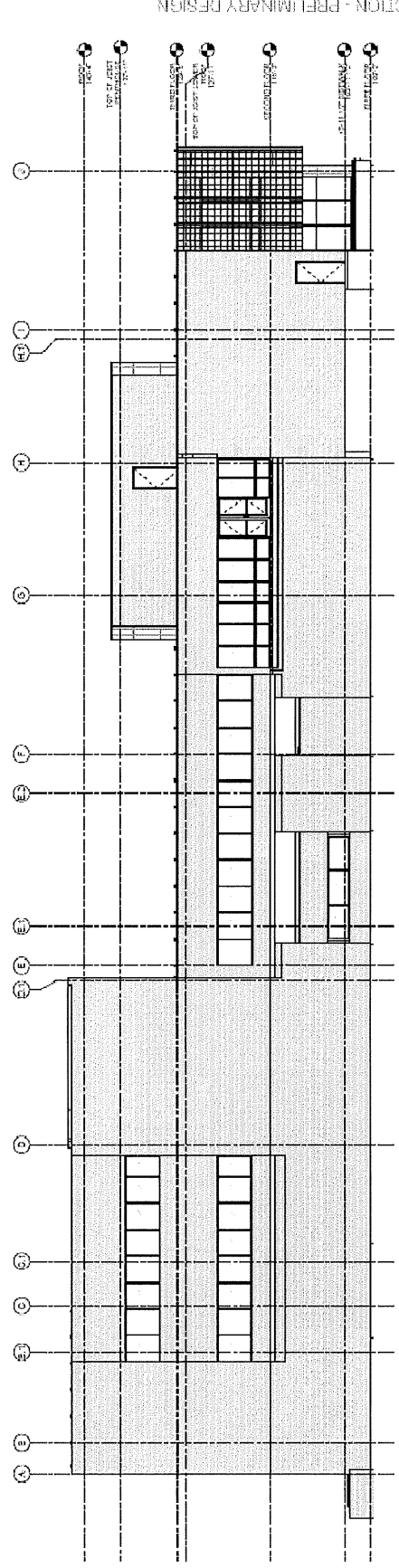
MATERIALS LEGEND

	BRICK - EXISTING		STONE - EXISTING
	METAL SCREEN - EXISTING		METAL SCREEN - EXISTING
	METAL PANEL - NEW		METAL PANEL - NEW

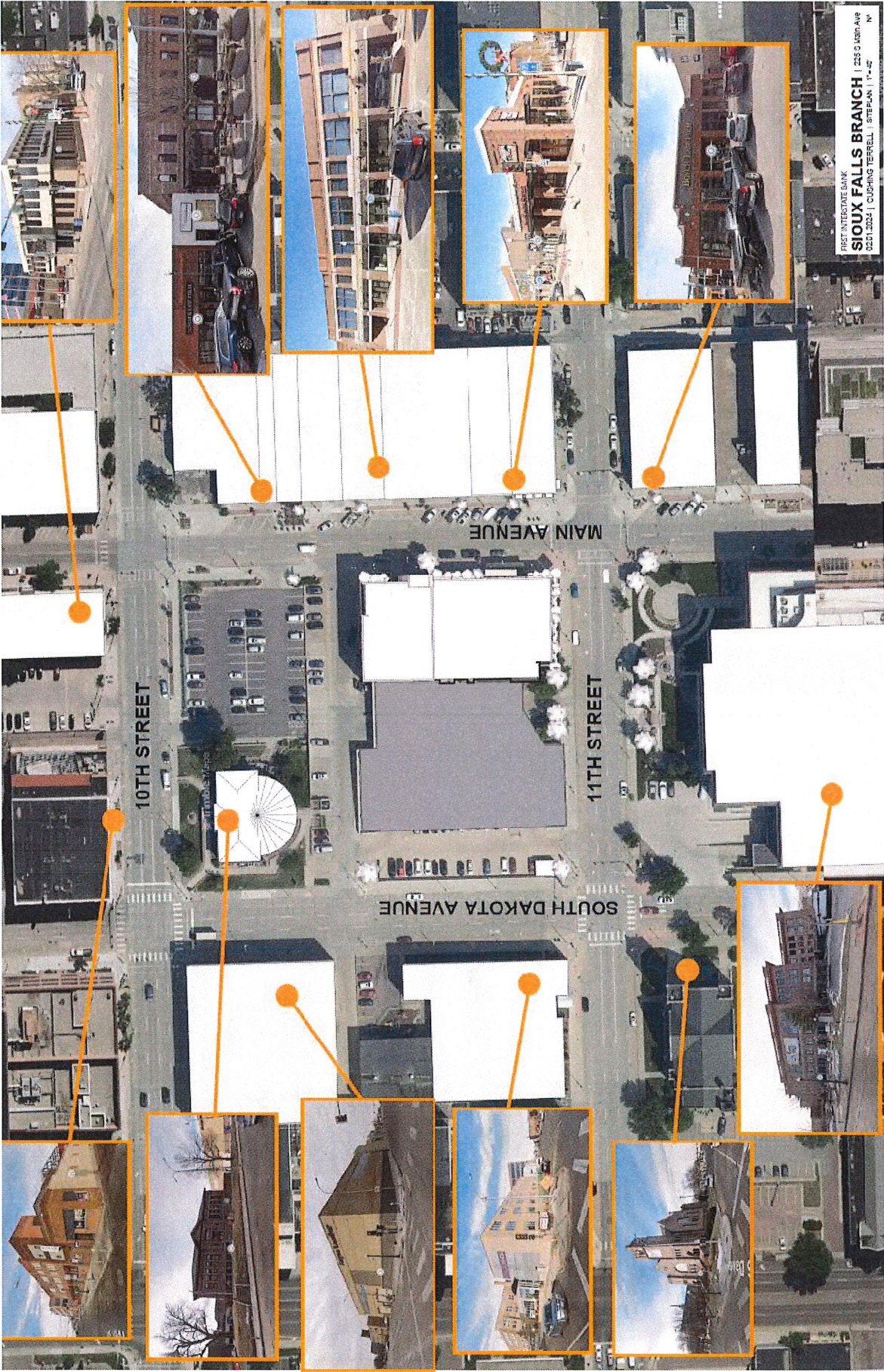
KEYNOTES



1 SOUTH ELEVATION EXISTING
1/8" = 1'-0"



1 WEST ELEVATION EXISTING
1/8" = 1'-0"



FIRST INTERSTATE BANK
SIoux FALLS BRANCH | 255 S MAIN AVE
02/1/2024 | CUSHING TERRELL | INTERPLAN | 1'-0" | N



NORTHEAST
NOT TO SCALE



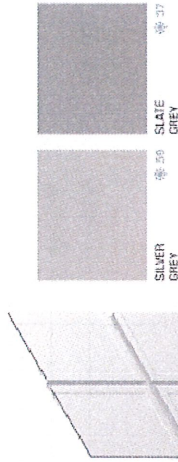
SOUTHEAST
NOT TO SCALE

MATERIALS LEGEND

- BRICK - EXTERIOR
- STONE - EXTERIOR
- METAL SCREEN - EXTERIOR
- METAL PANEL - EXTERIOR
- SPANSEL GLASS

Material Profiles are to be changed, obtained for each location.
 Proposed MCM Panel
 Color: Champagne Gold Material System

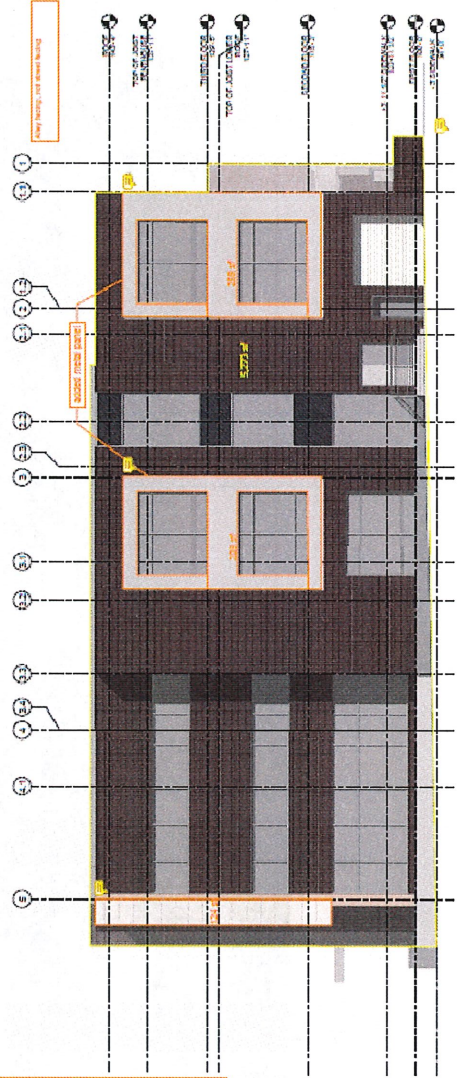
KEYNOTES



FIRST INTERSTATE BANK
 SIOUX FALLS BRANCH - 225 S MAIN AVE
 SIOUX FALLS, SD

Total Street Frontage Area
 North = 5,273 (Alley Facing)
 East = 7,869 sf
 South = 5,028 sf
 West = 7,445 sf
 Total = 25,615 sf

Proposed MCM
 North = 591 (Alley Facing)
 East = 1,565 sf
 South = 885 sf
 West = 127 sf
 Total = 3,168 sf = 12%

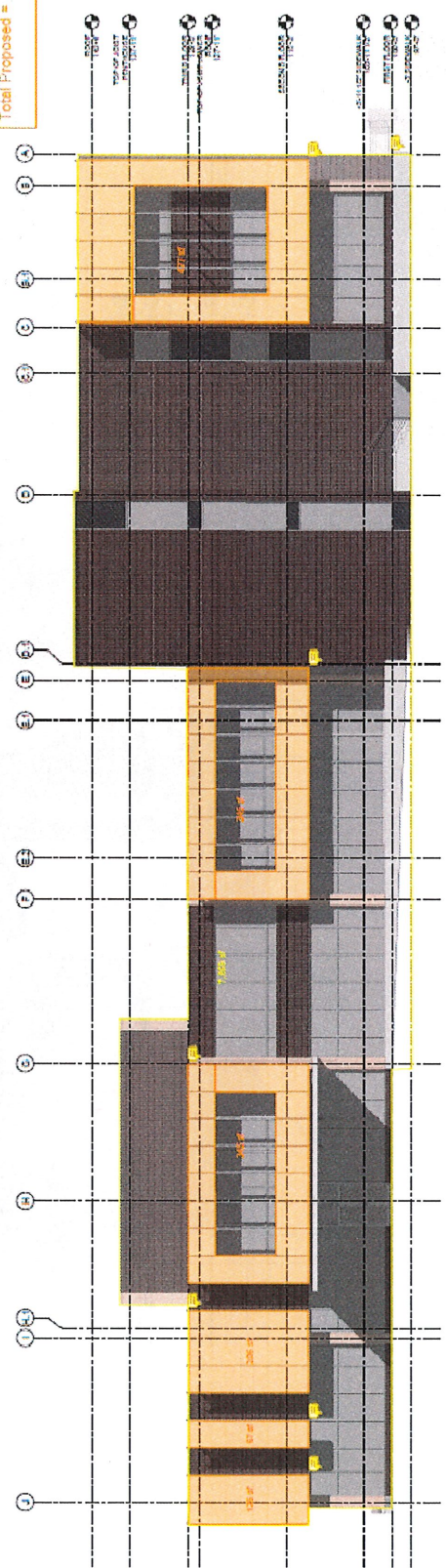


REVEAL PROFILES

7,869 sf

10% = 787 sf
 20% = 1,574 sf
 30% = 2,361 sf

Total Proposed = 1,565 sf



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

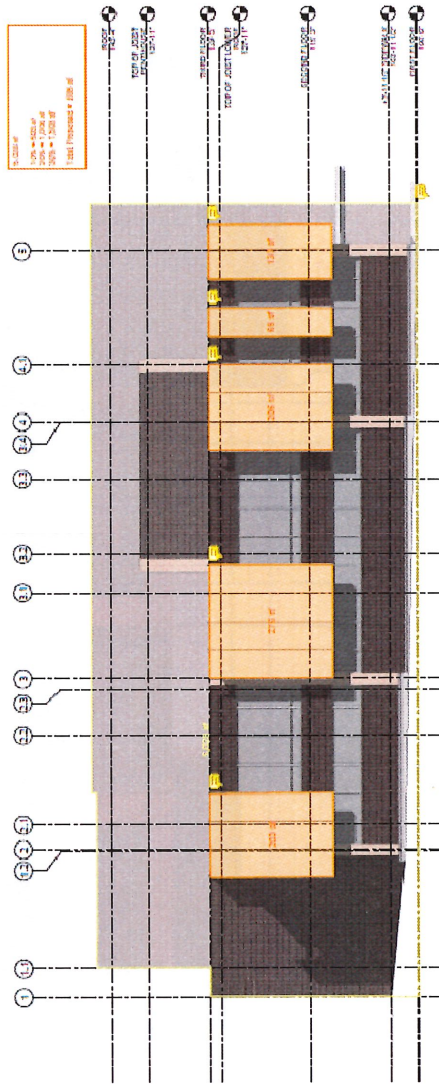
NOT FOR CONSTRUCTION
 FROM THE ARCHITECT'S
 DESIGN. THE ARCHITECT'S
 DESIGN IS NOT TO BE
 REPRODUCED OR USED FOR
 ANY OTHER PROJECT
 WITHOUT THE ARCHITECT'S
 WRITTEN PERMISSION.

EXTERIOR
 ELEVATIONS
A201

MATERIALS LEGEND

	BRICK COATING		PANEL COATING
	METAL SCREEN COATING		SPANDREL GLASS
	METAL PANEL PANEL		

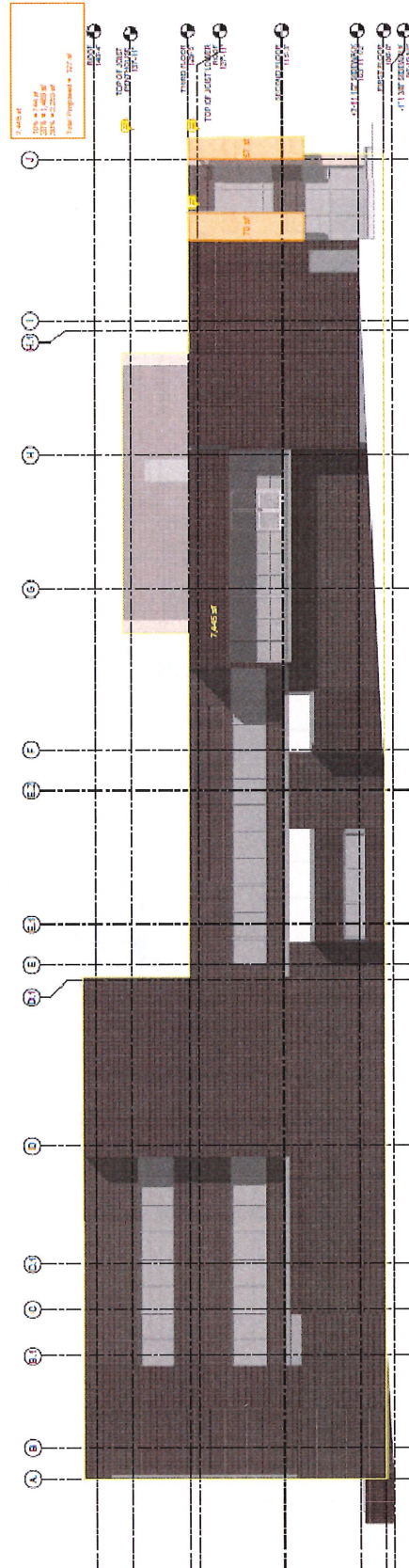
KEYNOTES



1 SOUTH
1/8" = 1'-0"

SIOUX FALLS, SD
SIOUX FALLS BRANCH - 225 S MAIN AVE
FIRST INTERSTATE BANK

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



2 WEST
1/8" = 1'-0"

EXTERIOR ELEVATIONS

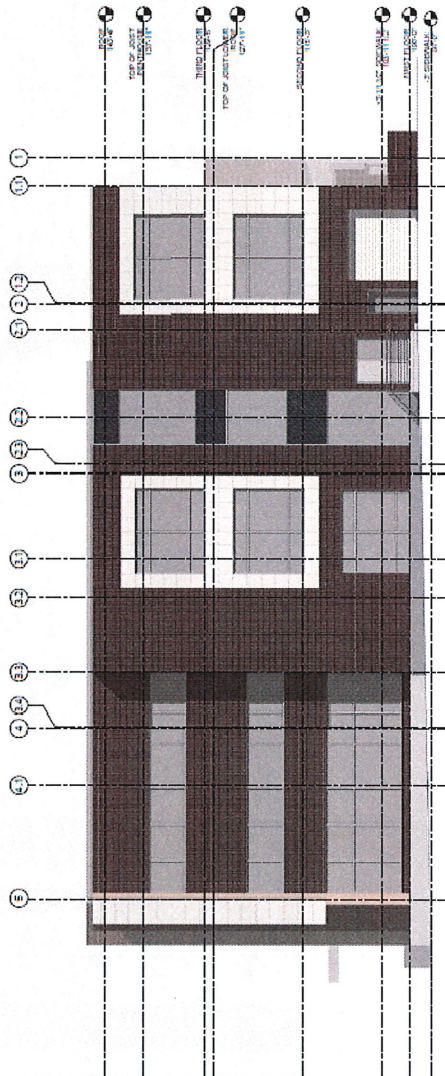
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NOT FOR CONSTRUCTION
DESIGNED BY CUSHING TERRELL ARCHITECTURAL FIRM
CONSTRUCTION ADMINISTRATION PROVIDED BY CHUCKER PEREIRA INC.

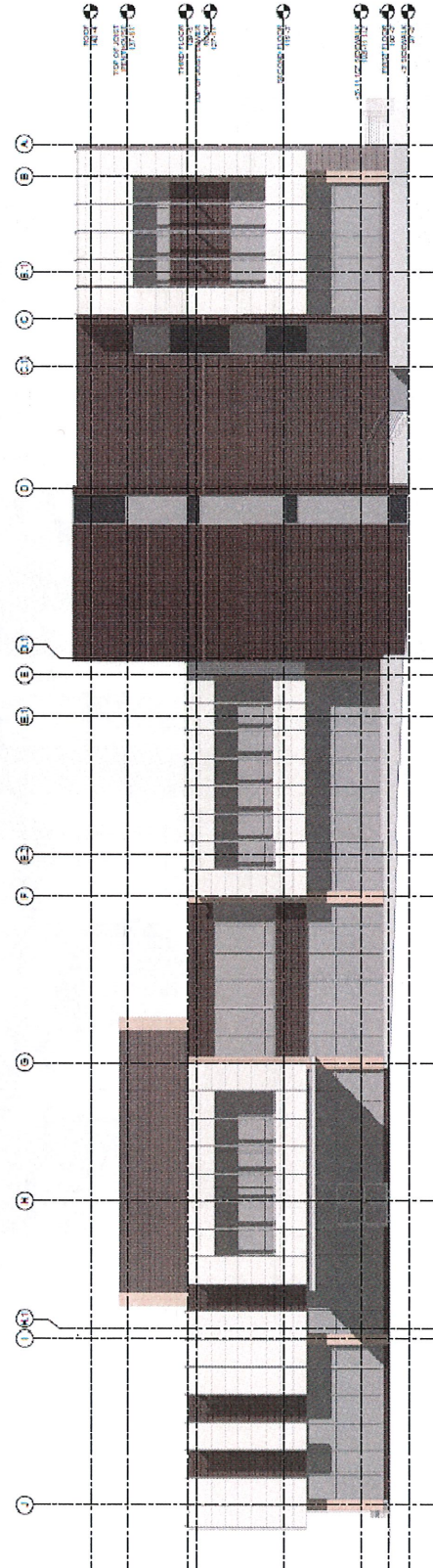
MATERIALS LEGEND

	STONE - EXISTING
	BRICK - EXISTING
	METAL SCREEN - EXISTING
	METAL PANEL - STONE
	SPANREL GLASS

KEYNOTES



1 NORTH
1/8" = 1'-0"



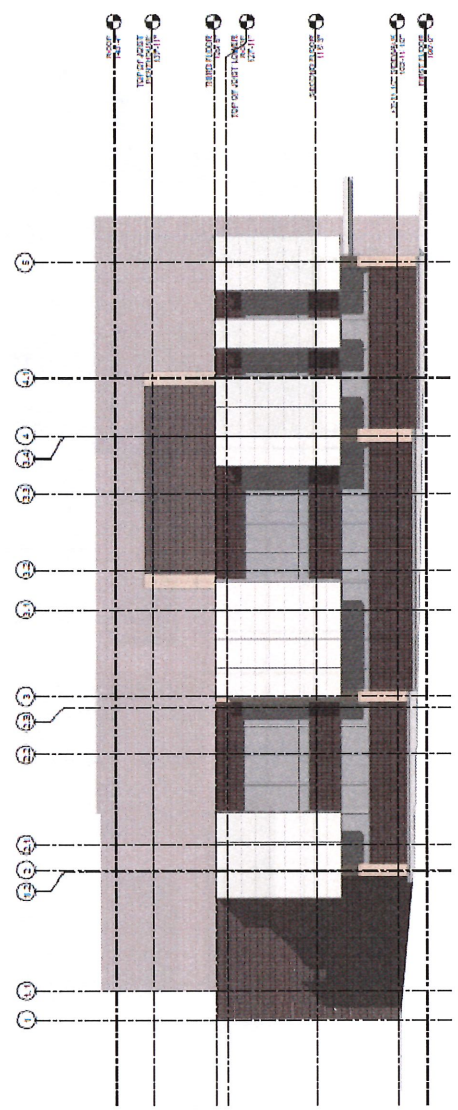
2 EAST
1/8" = 1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

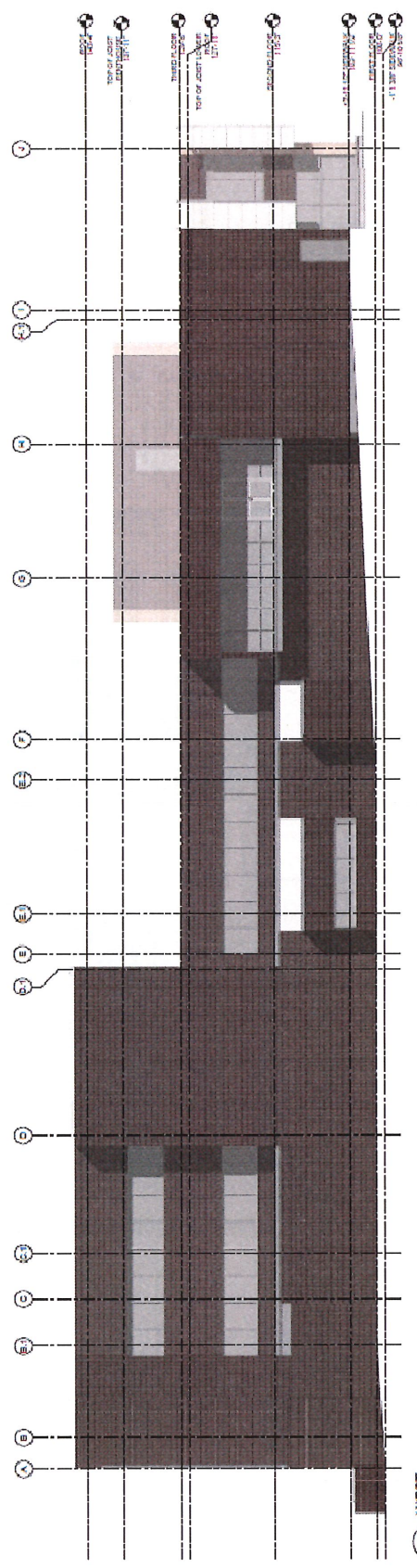
MATERIALS LEGEND

	BRICK - EXISTING		STONE - EXISTING
	METAL SCREEN - EXISTING		SPANDELL GLASS
	METAL PANEL - 20x40"		

KEYNOTES



1 SOUTH
18'-0" x 14'-0"



2 WEST
18'-0" x 14'-0"

30
YEAR
WARRANTY

- no min quantity, no set-up charge
- 2 week standard lead time

STOCK PVDF FINISHES

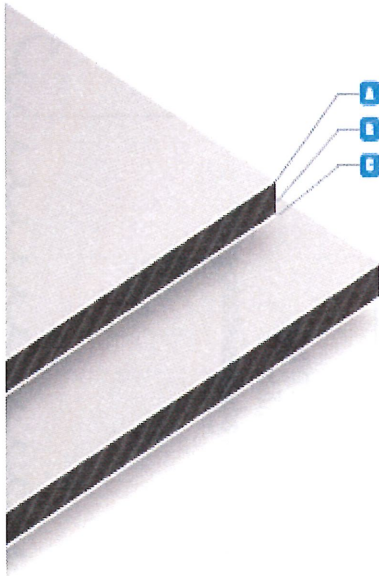
Guaranteed performance just got better. As an industry benchmark, Kynar 500® coatings have long been known for quality and durability. Now, these coatings have become even better with the introduction of 'cool' technology providing enhanced performance for longer... guaranteed.

SERIES F: Standard Kynar 500® (.024")

ARCTIC WHITE	89	RESERVE WHITE	87	SHASTA WHITE	85	SILVER GREY	59	SLATE GREY	37	CHARCOAL GREY	30
BONE WHITE	80	SANDSTONE	66	PUEBLO BEIGE	64						
SIERRA TAN	37	MEDIUM BRONZE	31	STATUARY BRONZE	30						
EBONY	0										

DURANAR®
ULTRA-COOL® Coatings

- greater solar reflectivity
- increased energy efficiency
- exceptional color stability
- superior chalk and fade resistance



ENVELOPE 2000[®] REVEAL (RV) SYSTEM

MATERIAL PROPERTIES

Component	Standard (in)	Metric (mm)
A Prefinished Smooth Aluminum ¹	.024"	0.61mm
B Thermoset Phenolic Resin	.105"	2.68mm
C Primed Smooth Aluminum	.010"	0.25mm

PANEL PROPERTIES

Property	Standard (in)	Metric (mm)
Panel Weight	1.25 lbs/ft ²	6.12 kg/m ²
Nominal Thickness ²	1/8"	4mm
Thickness Tolerance	±1/32"	±0.79mm
Length & Width Tolerance	+0, -1/8"	+0, -3.18mm
Squareness	1/64" per lineal ft	
Flatness	visually flat	

FINISH PROPERTIES

Finish	Type	Coating
Smooth Kynar 500 [®]	2-coat PVDF (solid, mica)	0.20 mil primer + 0.80 mil color
	3-coat PVDF (metallic)	0.20 mil primer + 0.80 mil color + 0.70 mil clear
Smooth Anodized	Exterior Standard No. 1 ³	0.20 mil to 0.45 mil (depending on color)

PANEL PERFORMANCE⁴

Property	Test	Value	Unit
Flame Spread	ASTM E84	Class A	---
Peel Strength	ASTM D1781	34.5	lb-in/lb
Ignition Temperature	ASTM D1929	900°	°F
Impact Resistance	ASTM D5420	on request	

SYSTEM PERFORMANCE (ENVELOPE 2000[®] RV SYSTEM)

Property	Test	Value
Air Infiltration	ASTM E283	pass
Water Resistance	ASTM E330	pass
Uniform Load	ASTM E331	pass

STANDARD SIZES

48" x 96"	(121.9cm x 243.8cm)
48" x 120"	(121.9cm x 304.8cm)
48" x 144"	(121.9cm x 365.8cm)
60" x 96"	(152.4cm x 243.8cm)
60" x 120"	(152.4cm x 304.8cm)
60" x 144"	(152.4cm x 365.8cm)

Cut-to-size panels are available in any increment up to 60" x 144".

WARRANTY

Panel Composition:	5 years
Kynar 500 [®] Finishes:	30 years
Anodized Finishes:	20 years

RECYCLED CONTENT (BY WEIGHT)

Post-Consumer:	0.5%
Post-Industrial:	23.3% to 23.9%

BENDING / CURVING

Panels and moldings may be curved on-site (worked along a substrate) or in a factory setting.

Min. Radius On-Site:	25' (most applications)
Min. Radius Factory:	12"

1 - Prefinished aluminum skins are furnished with a PVC film for protection during shipment and installation.

2 - 3mm, 6mm, and 8mm thicknesses are also available for use with other attachment systems.

3 - Class I or Class II anodizing is available as a premium custom finish. However, the warranty remains the same and fabrication difficulties will result (increased crazing, cracking) due to the increased film thickness.

4 - Other testing is available upon request.