

*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, JUNE 11, 2025
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.

Kathy Renken, Board Chair
Gail Fossum Shea, Board Vice Chair
Diane deKoeper, Neighborhood & Preservation Planner

AGENDA

- | | |
|---|-------------------------------|
| ITEM 1 CALL TO ORDER & QUORUM DETERMINATION | Kathy |
| ITEM 2 WELCOME & INTRODUCTIONS | Kathy |
| a. New Board Member – Luke Urlacher | |
| ITEM 3 APPROVAL OF REGULAR AGENDA | Kathy |
| ITEM 4 APPROVAL OF 5/14/2025 MEETING MINUTES | Kathy |
| ITEM 5 PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Kathy |
| ITEM 6 NEW BUSINESS | |
| a. 762 S. Phillips Ave., New detached garage
All Saints Historic District | Blake Quien, Homeowner |
| b. 315 S. Phillips Ave. Painted mural on north façade
Individually Listed Bldg on the National Register | Maren Engel, Arts Coordinator |
| c. McKennan Park Expansion, final report
Update from Draft review in April
A copy will be available at the meeting for review | Rich Jensen, Dakota Presv. |
| ITEM 8 ANNOUNCEMENTS | |
| a. Next meeting – July 9, 2025 | |
| 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 14, 2025
City Center, Cooper Conference Room, 110**

Members Present:

Kathy Renken, Board Chair
Gail Fossum Shea, Vice Chair
Adam Nyhaug
Nolan Hazard
Levi Pfeil

Members Absent

Kathy Renken, Chair

Public in Attendance:

Joel Buwalda, Contractor
Luke Urlacher, All Saints Resident

Staff Present:

Maria Lancto, Urban Planner

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Kathy Renken called the meeting to order at 4:03 p.m.

ITEM 2. Welcome and Introductions

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

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the March 12, 2025, Meeting Minutes

- a. Member Nyhaug made the motion to approve the minutes as corrected. Vice-Chair 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. 1415 S Phillips Avenue, Hayes Historic District
Joel Buwalda with All Aspects Home Improvement provided a summary on the project, which includes the installation of new windows with shutters, a new side door and new front door. He clarified that the porch improvements are not part of this request, and the porch would remain as it currently exists. The windows include expanding the existing opening on the front face to allow for a taller window and adding a window to the right side of the entry door. The windows would be composed of a fibrex material. The doors included a proposed sidelight. The shutters would be custom cedar.

Members Nyhaug, Fossum Shea, and Renken discussed the proposed Fibrex material of the windows. Maria Lancto clarified that while wood is the preferred material, fibrex is permitted. Member Pfeil asked about the scale of the shutters. The board determined that ideally the shutters would be to an appropriate scale to close over the windows, however, they did identify that two of the larger windows would not meet this. There was also discussion on two windows which do not have room for shutters. Maria Lancto also brought up shutter dogs which the group agreed would be appropriate.

Vice Chair Fossum Shea stated that two sidelights would be more appropriate compared to just one as proposed. The Board determined the single sidelight on the side entry door would be okay, however there were concerns about the front door sidelight. Member Nyhaug stated that it would be preferred to have adequate room for the window shutter versus the sidelight.

Member Hazard asked about paint color. Joel Buwalda stated that it would be some sort of white.

Chair Kathy Renken clarified with the applicant that the porch columns would not be changed at this time. Joel Buwalda confirmed that is not part of this request, and if there were any proposed changes to the porch in the future, they would come back to the Board.

Member Hazard made a motion that the proposed changes would not have an adverse effect on the historic district with the omission of the sidelight on the front door and that shutters should be appropriately sized except on the two large windows and all shutters are custom cedar. Member Nyhaug seconded the motion. The motion passed unanimously.

ITEM 7. Announcements

- a. Next meeting of the board is scheduled for June 11, 2025.

ITEM 8. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:29 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	June 11, 2025
<u>Property Address</u>	762 S. Phillips Avenue
<u>Property Owner</u>	Blake Quien
<u>Historic District</u>	All Saints Historic District
<u>Year Built</u>	1910
<u>Project</u>	<p>New two-stall car detached garage. New poured concrete driveway from the existing drive to new garage. New stair access to the basement adjacent to front porch.</p> <p>Aluminum fascia and soffit are identified on drawing S5. Board should amend this material to wood or a hardi-board.</p> <p>The owner plans to make future improvements to the porch and replace windows on the house.</p>
<u>National Register</u>	<p>This two-and-a-half story clapboard finished cube has a gabled dormer, a one-story porch across the front façade, beveled glass in the living room window, and a balustrade on the porch roof. The building sits on a molded concrete foundation.</p> <p>From city directory listings, it appears that the street address was changed from 752 to 762 South Phillips Avenue in the late 1970s. The earliest listing for 752 is in 1921 when Clara Raabe, a widow and teacher, lived here.</p>
<u>Project Representative</u>	Blake Quien, Homeowner
<u>Neighbor Notification</u>	No
<u>Staff Recom.</u>	Approval with an amendment to omit aluminum fascia/soffit for hardi-board material.
<u>Board Action</u>	Required
<u>Photos</u>	See attached

*Historic photos provided by the Siouxland Heritage Museums.

ALL SAINTS HISTORIC DISTRICT
762 S. Phillips Avenue







Above: Current Home. Below Left: History Club next door to the north.
Below Right: Home across RR tracks to the south.



Parcels - Standard Tax Parcel

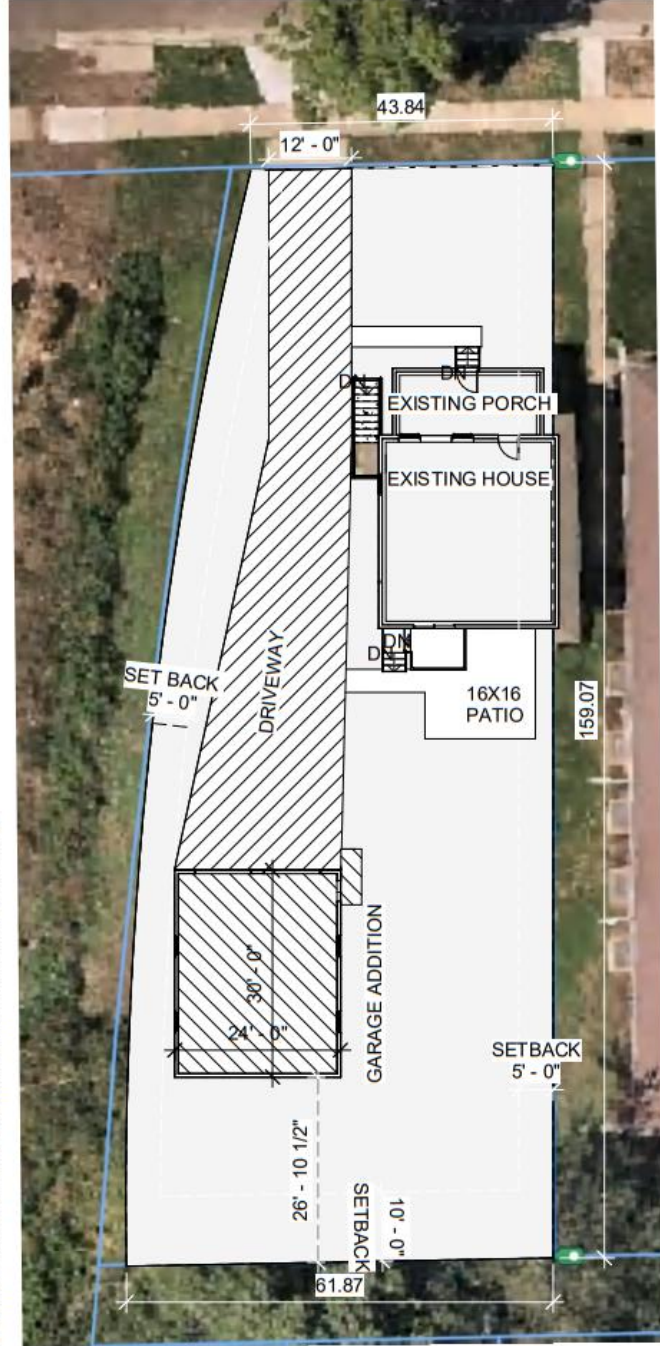
Address
762 S PHILLIPS AVE

City Parcel ID
012221154005000

County / County Parcel ID
MINNEHAHA / 54018

Legal
CO AUD SUB TRACT 1 NW1/4 LOT 1 21-101-49 SIOUX FALLS CITY UNPLATTED

Acres / Square Feet
0.19 / 8,216.00



(605)-214-0862

SCOTTMB@DRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

QUIEN

GARAGE ADDITION

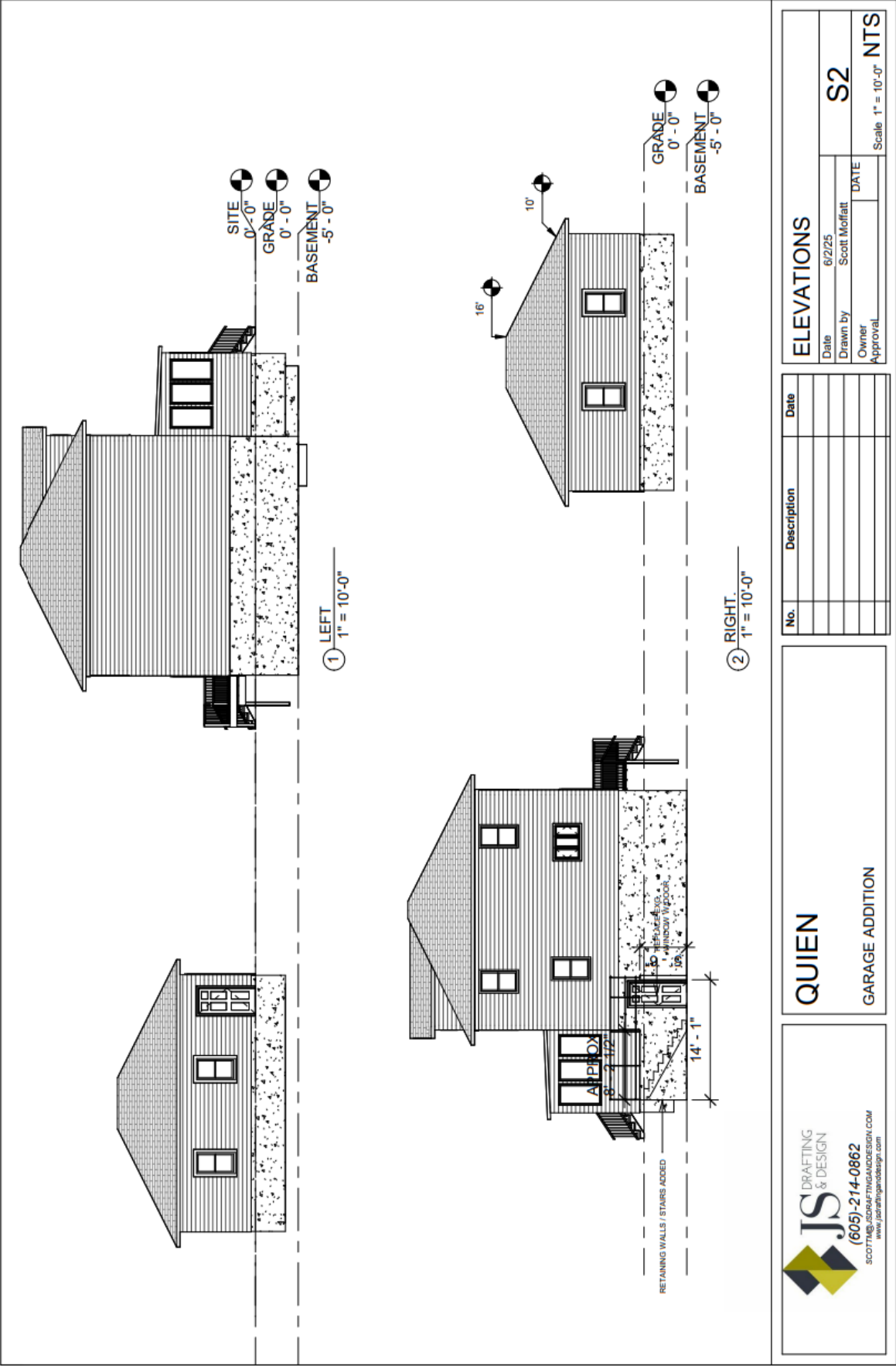
SITE

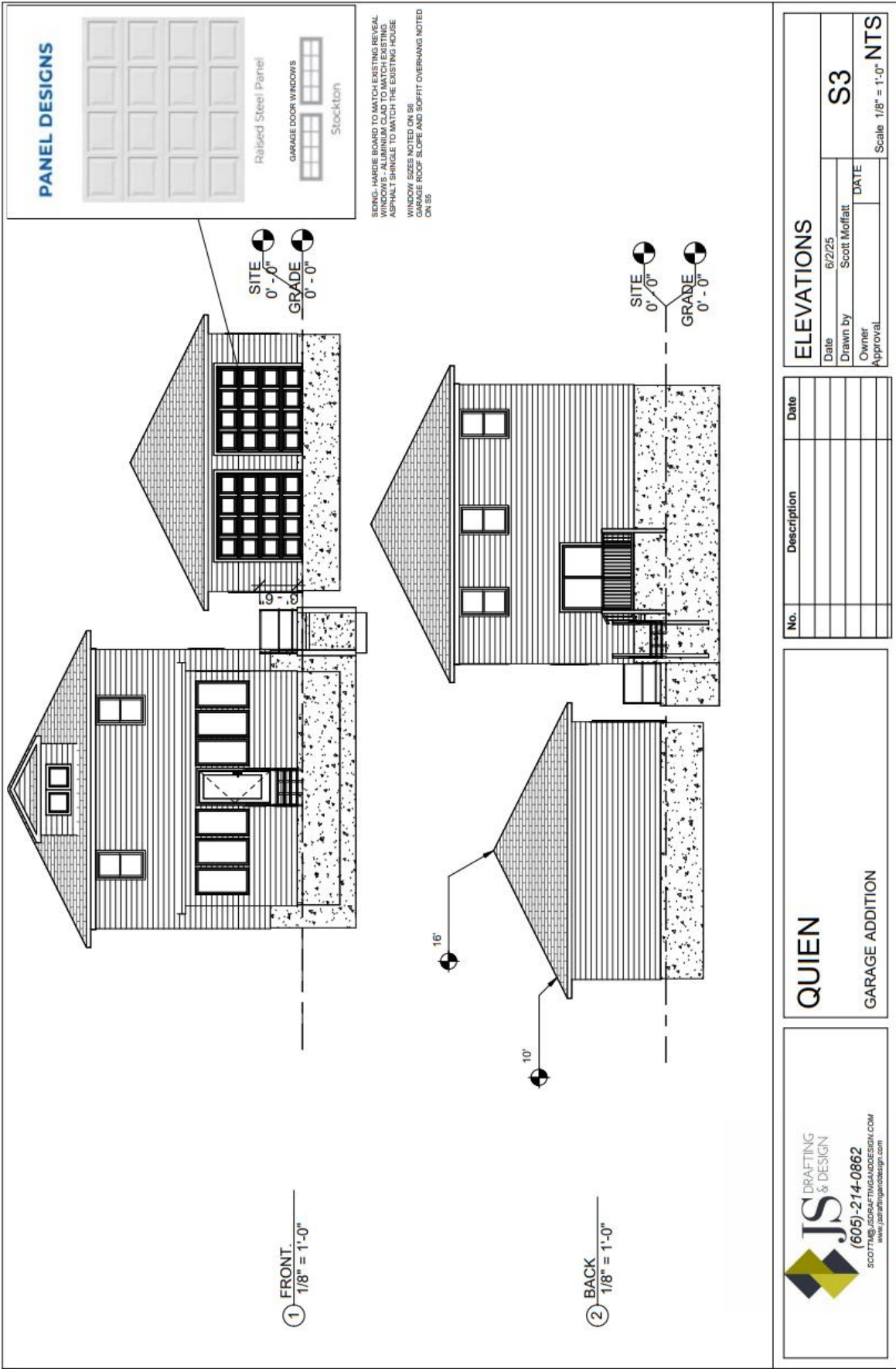
Date	6/2/25
Drawn by	Scott Moffatt
Owner Approval	DATE

S1

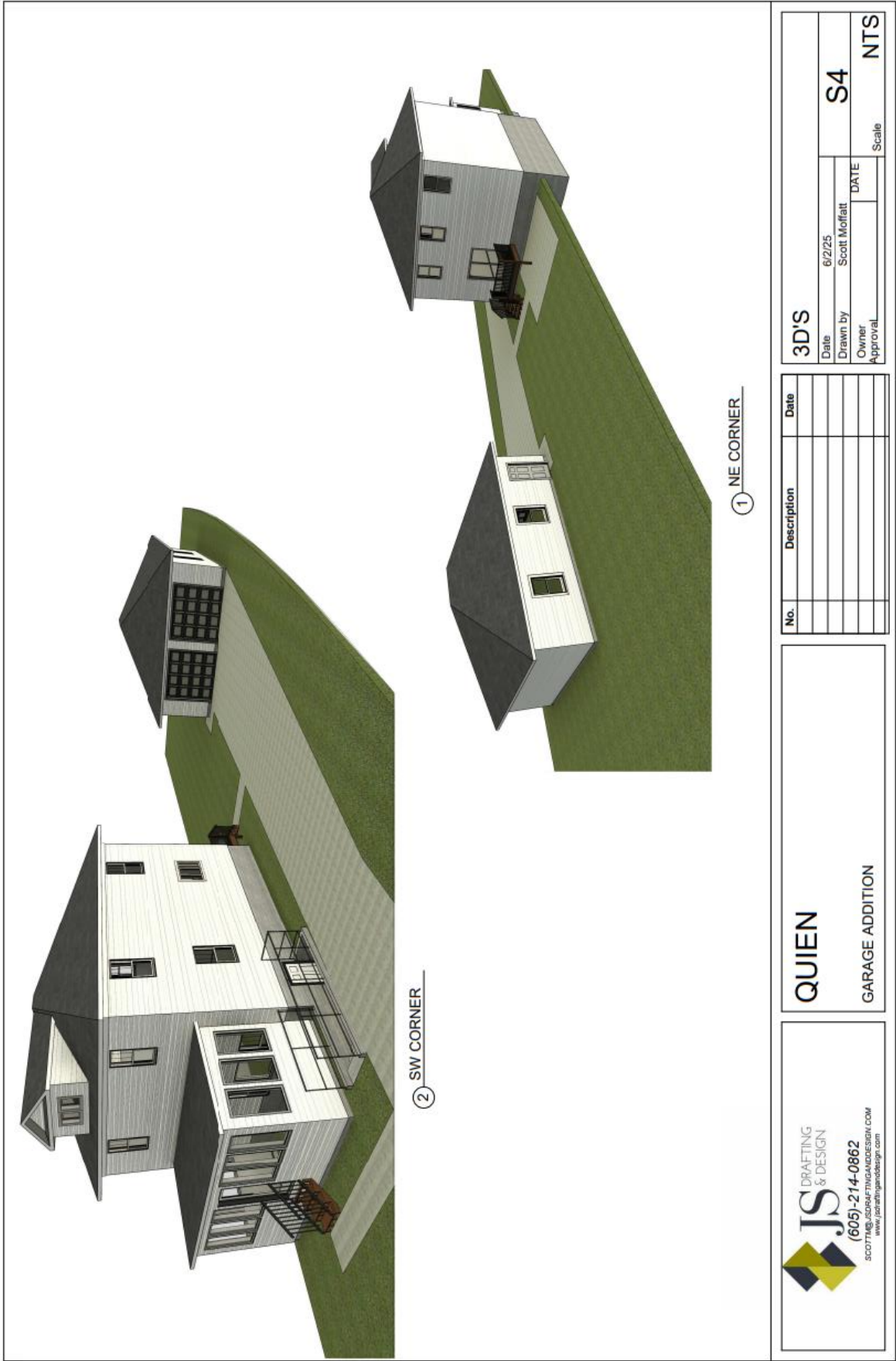
Scale 1/16" = 1'-0" NTS

No.	Description	Date



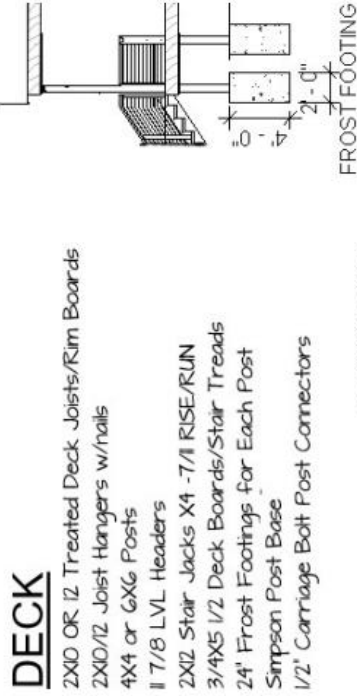


QUIEN		ELEVATIONS	
GARAGE ADDITION	No.	Date	
		6/2/25	
		Drawn by Scott Moffatt	
		DATE	
GARAGE ADDITION	No.	Owner	
		Approval	
		S3	
		Scale 1/8" = 1'-0" NTS	






1 GARAGE SECTION
1/4" = 1'-0"



3 DECK DETAIL
1/8" = 1'-0"



JS DRAFTING & DESIGN
(605)-214-0862
SCOTT@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

QUIEN

GARAGE ADDITION

DETAILS

No.	Description	Date

Date: 6/2/25

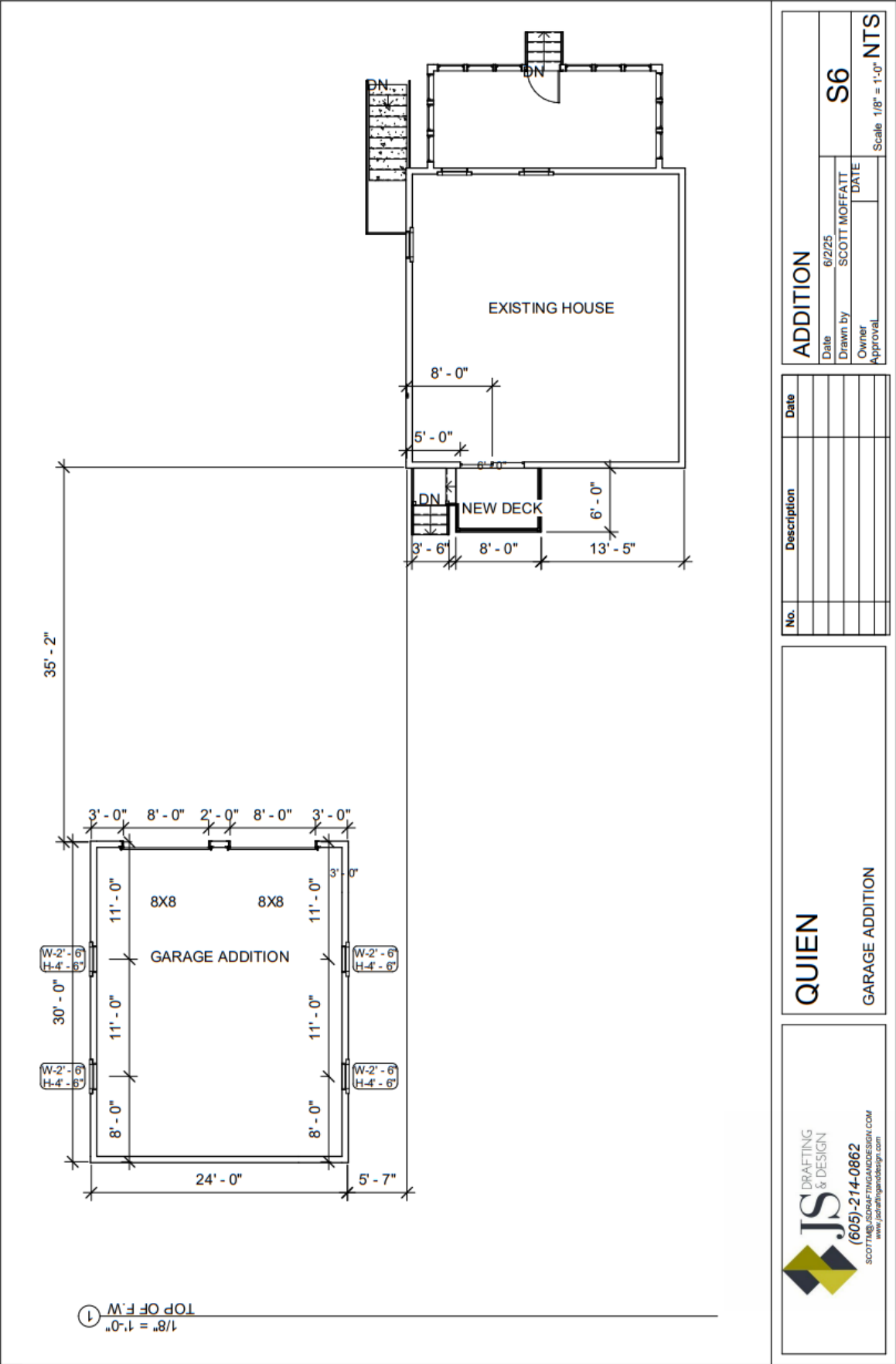
Drawn by: SCOTT MOFFATT

Owner Approval: DATE

S5

Scale: 1/4" = 1'-0"

NTS



SIoux FALLS BOARD OF HISTORIC PRESERVATION

Project Review June 11, 2025

Property Address 315 N. Phillips Avenue

Property Owner City of Sioux Falls

Historic District Individually Listed on the National Register

Year Built 1913

Project The Arts Commission is pursuing a mural project on the north-facing wall of the Orpheum. As the wall is historic brick, we are seeking advice from the BoHP on alternative options if paint is not permitted. We would also like to request additional questions from the board for advice on drafting the city's first public art policy.

National Register The Orpheum is a two-story 66' x 150', rectangular shaped building that increases to three-stories in height in the rear of the building where the stage is located. The theatre incorporates elements of the Prairie style and neo-classical Revival in its design. The façade of the building is constructed of a polychromatic, light-gray colored terra cotta block that resembles marble. The symmetrical facade is articulated into three bays. The central bay contains a recessed entry with two sets of paired doors. The entry is protected by a canopy suspended from the wall. Slightly projected pilasters separate the central bay from the side bays and they extend beyond the top of the parapet. These pilasters contain display cases at street level and some rectangular patterns in green and yellow near their tops. The flanking bays contain small storefronts that are slightly recessed from the façade. These storefronts have recessed entrances, large display windows, and transom windows. Small apartments were located above the two shops on the second floor. The second story has three bays with three one-over-one double-hung ribbon windows that are separated by thin terra cotta mullions in each bay. A vertical mounted wall sign is located above the second floor window and has the word "Orpheum" spelled out on it in small light bulbs. The parapet is arched above the center bay of the façade and has the word "Orpheum" molded into it in raised letters. The side bays have straight topped parapets and large yellow rectangles on them. The side a rear walls are of brick construction and were stuccoed in 1975. Second floor exits are located on the sides of the structure and exit towards street. A stucco-clad 30'x50' addition was built near the alley, on the north side of the building in 1978. The lobby was marble wainscoting and tile floors. Decorative mural accent the ceiling and frieze of the lobby and auditorium. The theater originally had a capacity of 1,000. Subsequent remodeling has reduced that number to 780. The theatre has undergone several restorations including one by J.J. Liebenberg, a famous midwestern theater architect from Minneapolis, in 1927 and a 1975 rehabilitation designed by the Spitznagel Partners of Sioux Falls.

The Orpheum is the oldest extant theatre in Sioux Falls. The theater was built for the Solari Bros. in 1913 at a cost of \$63,200. The theatre opened on Thursday, October 2, 1913 as a vaudeville theater. The October 3, 1913 Sioux Falls Journal heralded the theater by saying "First and foremost of all, it is absolutely fire-proof, not as to the walls, but the interior furnishings as well, and furnishings excepting as to the upholstery on the seats." Tickets for the opening night cost \$5 each and were sold by local businessmen. Opening night acts included "An Evening in Honolulu," featuring vocalists, instrumentalists, and dancers; White's posing animals; two different comedy acts; and the Orpheum Concert Orchestra. IN 1919, the theater was sold to Finklestein and Reuben, a major theater management firm. It is surmised that at the time J. J. Liebenberg, who designed many commissions for Finkelstein and Reuben, did work on the building. Tenants of the small shop spaces have included a confectioner, several grocers, some clothiers, and a barber. The Orpheum remained in use as a vaudeville house until 1927, when it was sold to Minnesota Amusement Co., who converted it into a second-run and B-movie theater. The building slowly declined into disuse until it was purchased by the Sioux Falls Community Playhouse, which restored the theater and still uses it today.

<u>Project Representative</u>	Maren Engel, City of Sioux Falls Arts Coordinator
-------------------------------	---

<u>Neighbor Notification</u>	No
------------------------------	----

Staff Recommend.	Proposed painting of a mural on the historic wall would have an adverse effect on the historic building. Alternative options are to apply a removable heat press vinyl (3-year life).
------------------	---

<u>Board Action</u>	Required
---------------------	----------

<u>Photos</u>	See attached
---------------	--------------

*Historic photos provided by the Siouxland Heritage Museums.

ORPHEUM THEATER

INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

315 N. Phillips Avenue



Historic Photos





Below: Current photo showing original brick on north facade.

