

*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, SEPTEMBER 11, 2025  
4:00 PM City Center, Cooper Conference Room, 110

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 9<sup>TH</sup> STREET, SIOUX FALLS, SD AT 367-8745 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

Nolan Hazard, Board Chair  
Gail Fossum Shea, Board Vice Chair

Sydney DePrenger, Urban Planner  
Diane deKoeper, Neighborhood & Preservation Planner

**AGENDA**

- |  |                       |
|--|-----------------------|
| <b>ITEM 1 CALL TO ORDER &amp; QUORUM DETERMINATION</b>   | Gail                  |
| <b>ITEM 2 WELCOME &amp; INTRODUCTIONS</b><br>a. Mason O'Farrell, new board member starting in October  | Gail                  |
| <b>ITEM 3 APPROVAL OF REGULAR AGENDA</b>   | Gail                  |
| <b>ITEM 4 APPROVAL OF 8/13/2025 MEETING MINUTES</b>  | Gail                  |
| <b>ITEM 5 PUBLIC INPUT ON NON-AGENDA ITEMS</b><br>(5-minute comment period per individual)   | Gail                  |
| <b>ITEM 6 NEW BUSINESS</b><br>a. 301 N. Main Ave., Washington Pavilion Garage Expansion<br>Downtown Historic District & Individual Listing on the NR   | Liz Squyer, Arch Inc. |
| <b>ITEM 7 APPLICATION UPDATE</b><br>a. 1117 S. Main Ave. change in siding to EIFS<br>Contractor applied for a building permit for Hardi siding in lieu of EIFS. Building permit approved.<br>b. 1016 S. Phillips Ave. porch modifications<br>No response from the property owner or contractor | Diane                 |
| <b>ITEM 8 ANNOUNCEMENTS</b><br>a. Next meeting – October 8, 2025   |                       |
| <b>ITEM 9. ADJOURNMENT</b>   |                       |

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**Regular Meeting Minutes for August 13, 2025  
City Center, Cooper Conference Room, 110**

**Members Present:**

Nolan Hazard, Chair  
Gail Fossum Shea, Vice Chair  
Kathy Renken  
Adam Nyhaug  
Levi Pfeil  
Luke Urlacher  
Delia Druley

**Members Absent**

Adam Weber

**Public in Attendance:**

Greg Doohen, Keller Williams Realty  
Sam Feilmeier, Ironclad Construction

**Staff Present:**

Sidney DePrenger  
Nick Lanning  
Diane deKoeyer

**ITEM 1. Call to Order and Quorum Determination**

- a. Board Chair Nolan Hazard called the meeting to order at 4:01 p.m.

**ITEM 2. Welcome and Introductions**

- a. Board Chair Nolan Hazard welcomed board members and guests.

**ITEM 3. Approval of Regular Agenda**

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

**ITEM 4. Approval of the July 9, 2025, Meeting Minutes**

- a. Member Nyhaug made a motion to approve the July 9, 2025, meeting minutes. Member Pfeil 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. 1117 S. Main Avenue – Sherman Historic District  
Greg Doohen was in attendance representing the property owner and noted that the property owner, Bud Brandner, is already replacing the horizontal siding on the backside of the house with wood shakes. The owner's representative was informed that a building permit has not been issued for any work on the home.

Diane reviewed materials that could be allowed if the homeowner did not want to replace the existing wood siding with wood. Modern materials that are allowed in historic districts are LP SmartSiding and Hardi cement siding. EIFS would not be allowed by the Secretary of Interior Standards as an acceptable match to a horizontal siding. Member Pfeil recommended using one of the mentioned alternate materials in lieu of wood if the owner wants to avoid any rot in the future. Member Nyhaug made the motion to deny the requested EIFS as it would have an adverse effect on the historic district. Member Urlacher seconded the motion. The request to replace wood siding with EIFS was denied. The motion passed unanimously.

b. 1016 S. Phillips Avenue – All Saints Historic District

Sam Feilmeier with Ironclad Construction summarized the project to reside and provide modifications to the porch due to rotting wood at the columns and lattice work. He continued to explain that the owner would like to replace all windows and delete eight of the existing/replacement windows. They would like to replace them with Pella Lifestyle aluminum wood-clad windows. He further explained window locations are challenging for furniture placement and a kitchen counter that is too low based on the adjacent window.

Discussion ensued that the siding width for replacement would have to match what was historically there and shown in the report photos. Without the windows identified in the application and report as to which ones and their location, the board could not act on this request. The applicant is required to submit window specifications to verify that they will match in style (single or double hung windows, and grid pattern).

The board decided that they could act on the request to remove two of the three columns located at each corner of the porch and to remove the porch lattice work. Member Nyhaug made the motion that the proposed changes to the porch columns and lattice work would have an adverse effect on the historic district. Member Renken seconded the motion. The requested changes to the porch were denied. The motion passed unanimously.

The applicant was instructed that they could resubmit an application for replacement windows.

**ITEM 7. Announcements**

- a. Next meeting of the board is scheduled for September 10, 2025  
Chair Hazard mentioned that he would be traveling in September and would be unable to attend the meeting. Vice Chair Fossum Shea will chair the meeting in Member Hazard's absence.

**ITEM 8. Adjournment**

- a. The Board of Historic Preservation meeting adjourned at approximately 4:43 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**

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<u>Project Review</u>	September 10, 2025
<u>Property Address</u>	301 S. Main Avenue
<u>Property Owner</u>	City of Sioux Falls
<u>Category</u>	Downtown Historic District & individually listed on the National Register of Historic Places
<u>Project</u>	The city of Sioux Falls has hired Architecture Incorporated to design a Garage Addition to the north of the existing garage. The addition will match the existing with Precast Concrete Panels, Exterior Insulation Finish System (EIFS), reveal patterns and color. The existing garage will also be recoated with EIFS.
<u>National Register</u>	<p>1908 (additions in 1922 and 1936) Interior remodel, 1996</p> <p>Washington High School is an irregular-shaped building which roughly conforms to a rectangular. Four stories in height, the quartzite-faced school is located at the edge of the commercial area of downtown Sioux Falls. Built into a gradually sloping site, the structure was constructed between 1905 and 1908 and was added onto in 1922 and 1936.</p> <p>Construction on the original building began in 1905 and was completed in 1908 at the cost of \$130,000. This building was completed in three bays along the front façade. The central bay projected outward slightly and contained seven window bays and a central entrance. In the third and fourth stories the windows were combined into one-long expanse to light the library and were topped with a semi-circular arch. The flanking bays had four window bays each. A photograph of the building in 1907 shows the side facade was composed in three primary bays with a central door XXXXXXXXX a one-story projecting entryway and a semi-circular arched opening. Each side bay contained three windows, each of multi-paned, hung sash windows.</p> <p>Architect Joseph Schwarz chose a popular neo-classical style for the building. A one-story water table was finished with black quartz as were the side entrances which provided a pleasing visual contrast with the pink-colored Sioux quartzite. A full entablature was used at cornice line with dentils and balustrade.</p> <p>In 1922 a rear addition was made to the south side. This new building was a reflection of the basic form of the older, using the front (or south) three-bay design with the side one-bay XXX. This time, however, the central bay had nine window bays. The only relief from the uniform rectangular window openings, were the XXXXXXXXXXXX and fourth floors of the central, entrance bay. Although both sections of the building used rusticated stone, the precise method of coursing had changed subtly by 1922. A small, restrained classical pediment covered the entranceway. The recessed side bays contained three window bays. Presently the southwest bay is covered on the first floor with a shed roofed, glass greenhouse. The water table as a design element was barely noticeable, but a belt course divided the second and third floors. Of the side facades, only five window bays remain visible.</p> <p>The firm of Perkins and McWayne designed the infill sections in 1936. These architects carefully blended their work into the existing buildings. First, they</p>

combined the two units and then extended block wings on the east and west facades. These wings again displayed a slight change in stone masonry techniques. These wings were composed of a watertable base and a flush facade with seven bays, each of which contain windows. The centered entranceways were contained with a rectangular slab which projected from the wall. It appears that Perkins and McWayne may have remodeled the north entrance in the XXX manner. Alternately, they may have copied Schwarz' design. The side facades have three basic bays of two windows each and once again, a central entrance contained within a rectangular slab.

The entire structure continues the use of the entablature, dentils and balustrade on all four facades of the building. The stone is carefully blended to match, and the building presents a massive, but harmonious whole.

Washington High School is both an educational and architectural landmark of Sioux Falls. The building is a rare survivor of a central city high school and reflects the architectural skills of its highly competent designers, Joseph Schwarz, Robert Perkins and Earl McWayne, therefore it is significant in the areas of architecture and education.

Until 1962 Washington High School was the only high school in Sioux Falls; it remains the only public high school today. In 1899 when a school census was taken, there were nine schools in the city and a high school population of 2046. By 1905 the pressures for a new building led to the construction of this school. Joseph Schwarz, a highly regarded architect, was selected for the commission. Many of Schwarz' buildings are listed on the National Register including the Sioux Falls Central Fire Station, Carnegie Library and First Congregational Church, The Mitchell Holy Family Church and the Vermillion Carnegie Library to name a few. Schwartz worked in many styles but is especially well-known for his adaptation of a highly colored, local material, Sioux quartzite, into Neo-Classical designs. His buildings are never flamboyant, but always well-proportioned and elegantly detailed. Among his works, this building uses the classical vocabulary most fully. Only the heavy Romanesque arches over the side doors suggests his freehand blending of certain stylistic details.

However, the south facade functions visually as a secondary entrance. The three-part motif of base; main block and entablature was greatly simplified, and the door was given only a modest pediment.

Finally, the Perkins and McWayne 1936 additions complete the building. This firm was also highly skilled and was responsible for such National Register buildings as the Codington County Courthouse, the Douglas County Courthouse and the Miller Funeral Home in Sioux Falls. They were proficient in many of the revival styles popular in the 1920s and 1930s and were also equally skilled at blending their work with Schwarz'. They kept the basic Neo-Classical design, but simplified it and added, blocky Art Deco or prairie school inspired entrances. Although each part of the building can be seen and explored as a product of its period, the building design functions as a balanced composition.

Project Representative

Liz Squyer, Architecture Incorporated

Neighbor Notification

No

Board Action

Required

Photos & Plans

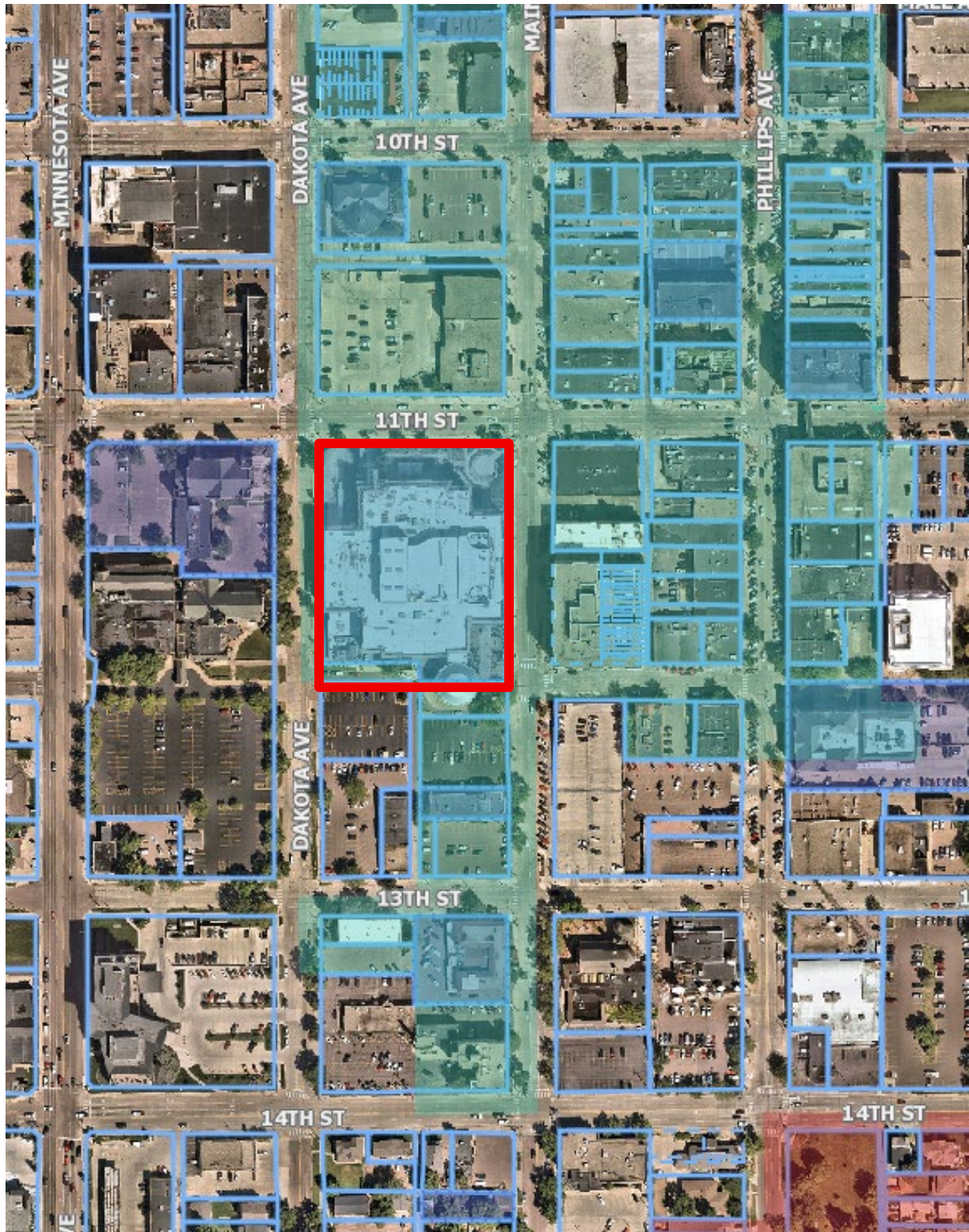
See attached. Historic Images are provided by the Siouxland Heritage Museum



## WASHINGTON PAVILION

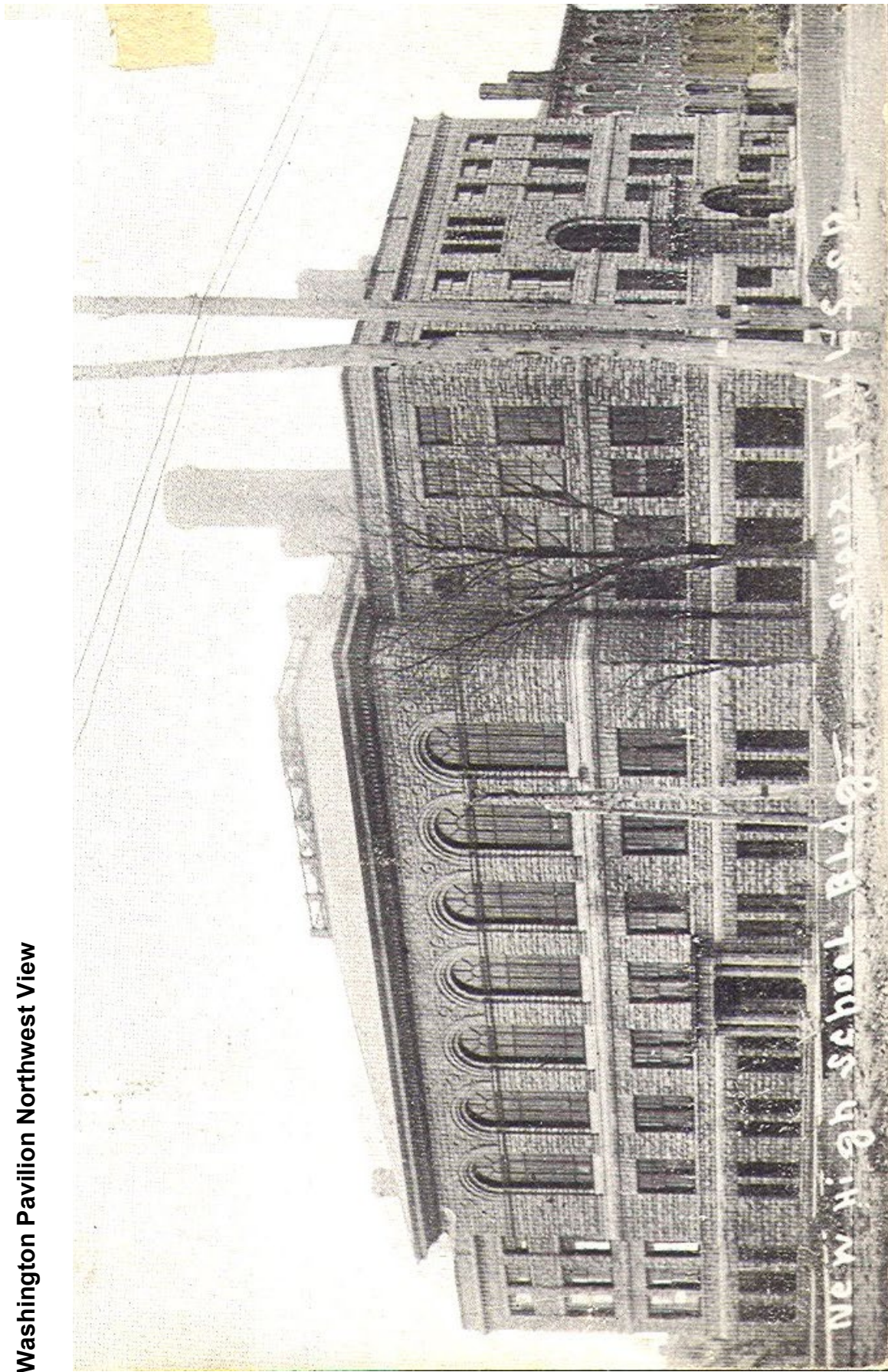
INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES &  
LOCATED IN THE DOWNTOWN HISTORIC DISTRICT

301 N. Main Avenue





Washington Pavilion Northwest View

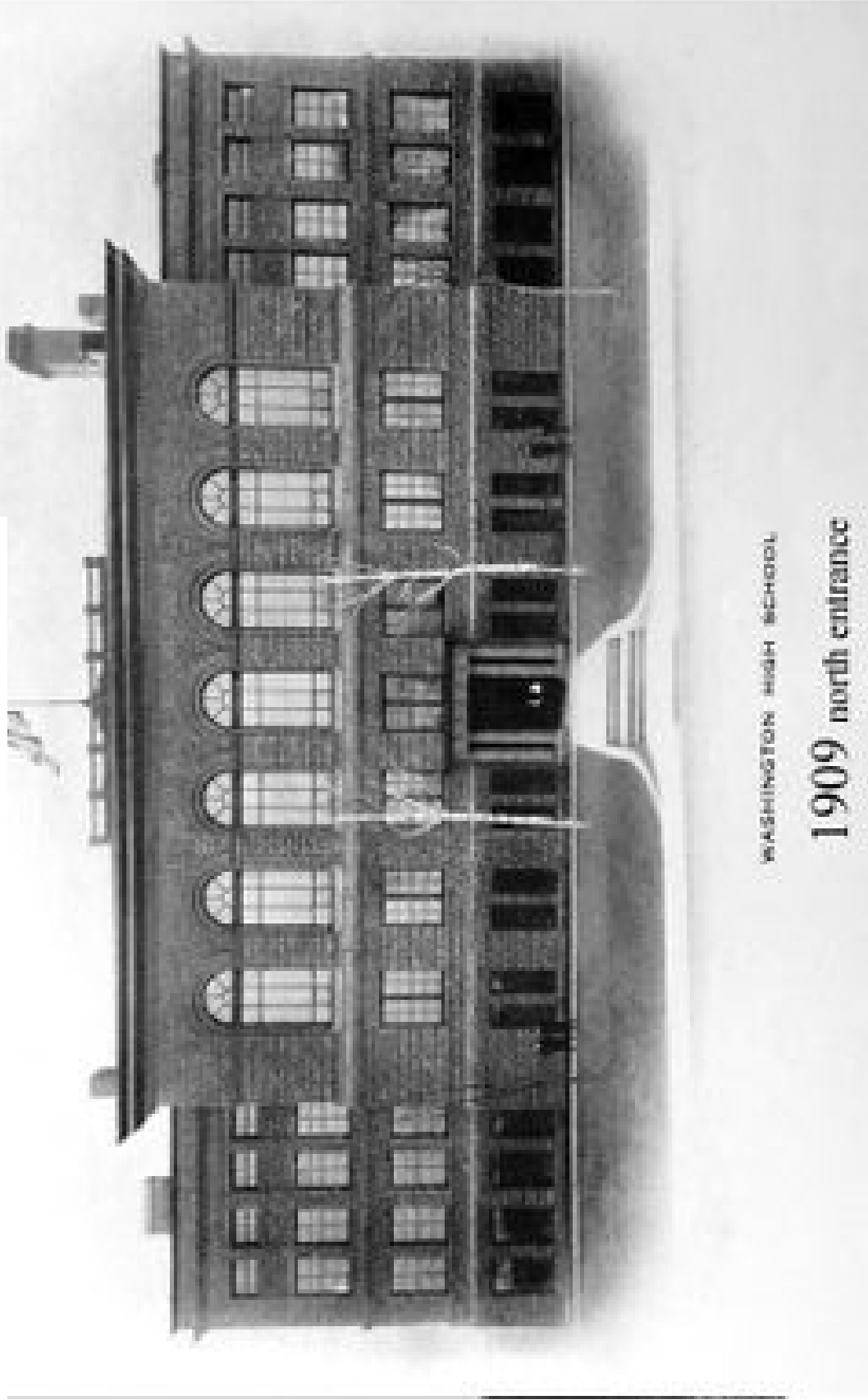




Washington Pavilion Northwest View



Washington Pavilion North Facade



**Washington Pavilion North Facade**





**Washington Pavilion Garage West Facade**





Building east of the Washington Pavilion



Building on the south side of Main Avenue



Building on the south side of Main Avenue

**Washington Square, east of Washington Pavilion**



**Parking Ramp, east of Washington Pavilion**







**Masonic Temple/Architecture Incorporated Office, south of Washington Pavilion**



**First Interstate Bank, north of Washington Pavilion**







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WASHINGTON PAVILION GARAGE  
EXPANSION

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## 5.20

## BUILDING SECTIONS

g. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.

