

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 12, 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 deKoeuyer, Staff Liaison

AGENDA

- | | |
|--|----------------------------------|
| ITEM 1. CALL TO ORDER & QUORUM DETERMINATION | Adam |
| ITEM 2. WELCOME & INTRODUCTIONS
New Board of Historic Preservation member, Levi Pfeil | Adam |
| ITEM 3. APPROVAL OF REGULAR AGENDA | Adam |
| ITEM 4. APPROVAL OF 5/8/2024 MEETING MINUTES | Adam |
| ITEM 5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Adam |
| ITEM 6. NEW BUSINESS | |
| a. McKennan Park Bathhouse/Warming House
McKennan Park Historic District
(board action required) | David Locke, Stockwell Engineers |
| b. Dakota Ave. Residential Properties Demo Request
Sherman Historic District
(board action required) | Paul Reynolds, RCM |
| c. Tre Living Apartment Review
Information only, no board action required | Jesse Hadley, JLG Architects |
| ITEM 7. ANNOUNCEMENTS | |
| a. Next meeting – July 10, 2024 | |
| ITEM 8. 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 8, 2024
City Center, Cooper Conference Room, 110**

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Nolan Hazard
Lynn Remmers
Gail Fossum Shea
Adam Weber
Alex Halbach
Delia Druley

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Liz Squyer, Architecture Incorporated
Nate Buys, Character Builder
Jared & Angie Fluth, Homeowners

ITEM 1. Call to Order and Quorum Determination

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

ITEM 2. Welcome and Introductions

- a. Board Chair Adam Nyhaug welcomed board members and guests.
- b. New board member, Levi Pfeil will start his board term in June.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the February 14, 2024, Meeting Minutes

- a. The Board Chair Nyhaug requested a motion to approve the February 14, 2024, 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. **200 W. 6th Street, Old Courthouse Museum – OCM Historic District**
Liz Squyer reviewed the proposed project that includes repair and replacement of damaged slate shingles on the clock tower. Repointing joints of the exterior quartzite stone façade. Mortar joint color and tooling will match the existing beaded joints. Thirteen dormer windows will be replaced with a metal-clad wood window. The window frame profile will match the existing windows. Window trim will match the existing. All siding that has deteriorated will be replaced with cement-board siding and painted to match the existing.

The column detail between the windows will be replicated to match the drawing from the original blueprints.

Discussion ensued regarding the detail over the north dormer windows.

- b. 1615 S. 2nd Avenue, McKennan Park Historic District
Nate presented the homeowner's request to extend the front porch to the south and face it with a thin-set brick, similar to the existing brick at the home's base. A new black railing will be installed for the length of the porch. Chair Adam Nyhaug provided the attached historic photo of the house for reference. The horizontal trim at the second story window header and sill has been removed as well as the gable roof over the front door. The front steps were originally flanked with a short wall on both sides. The height of these walls matched the trim under the first floor windowsills. From the historic photo it is difficult to determine if the brick base around the house was a painted brick as it currently is, or a colored brick. The homeowners are requesting to add a thin brick which appears to match the existing in dimension to the extended porch. The proposed brick is a Black Pearl Smooth Glen-Gery brick. The proposed railings will be a black powder coated steel railing. Following some discussion, Member Remmers made a motion that the porch extension and thin set black brick and railing would have a non-adverse effect on the McKennan Park Historic District. Member Renken seconded the motion. Member Halbach opposed the addition of the brick base. The motion passed by six board members with one abstention.
- c. African American Heritage Sites. Sioux Falls
Reports were sent in this month's packet for review. Professor Will Wrights for Augustana University and Zach Harris, Director of the African American Museum at the Washington Pavilion will be presenting the report at May 23's CLG Conference.

ITEM 7. Other Business

- a. Historic Preservation Loan Program – Diane provided an updated to the board that all funds for the loan have been awarded.
- b. CLG Conference, May 22-24 – an agenda for the conference was given to each board member for their attendance.

ITEM 8. Announcements

- a. The next board meeting is scheduled for June 12, 2024, at City Center, 231 N. Dakota Ave. at 4:00pm.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:45 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.

CITY OF SIOUX FALLS - BOARD OF HISTORIC PRESERVATION SUBMITTAL

MCKENNAN PARK

BATHHOUSE / WARMING HOUSE

SIOUX FALLS, SOUTH DAKOTA

MAY 24, 2024

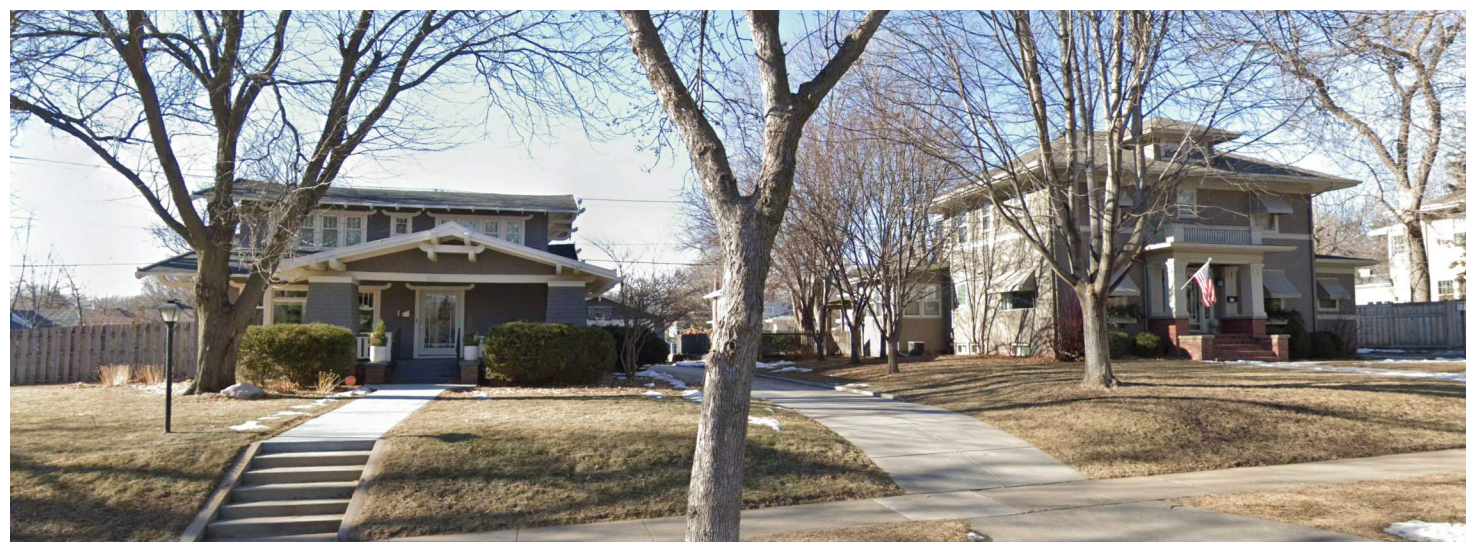


CITY OF
SIOUX FALLS
PARKS & RECREATION

THE MCKENNAN HISTORIC DISTRICT

As part of the McKennan Park Aquatics upgrade project, the existing bathhouse will be replaced with a facility that can be used year-round as a bathhouse for bathers and a warming house for ice skaters. The new facility will be designed to fit within the context of the McKennan Historic District using two main influences.

First is scale and proportion of houses surrounding McKennan Park. The McKennan Park Neighborhood is populated by many examples of classic early to mid-20th century home styles including craftsman, tudors, and colonials. These styles present strong examples of distinct scales and proportions - steep roof pitches, large overhanging eaves, symmetry and balance of forms. The design for the new bathhouse/warming house will reflect these influences in the scale and proportion of the building forms.



THE MCKENNAN HISTORIC DISTRICT

The second influence is taken from the existing buildings and features within the park itself. The tennis building, picnic pavilion, bandshell, and park signage have distinct and mostly shared materials - white stucco, stone wainscoting, red roofs either in the form of standing seam metal roof, or terracotta tile. The new bathhouse/warming house design utilizes similar materials.

We believe that by following these two main avenues of influence, the design for the new bathhouse/warming house will fit nicely within this context of the McKennan Historic District.

Submitted for your review & consideration are the following:

- Site Plan
- Floor Plan
- Exterior Elevations
- Conceptual Renderings



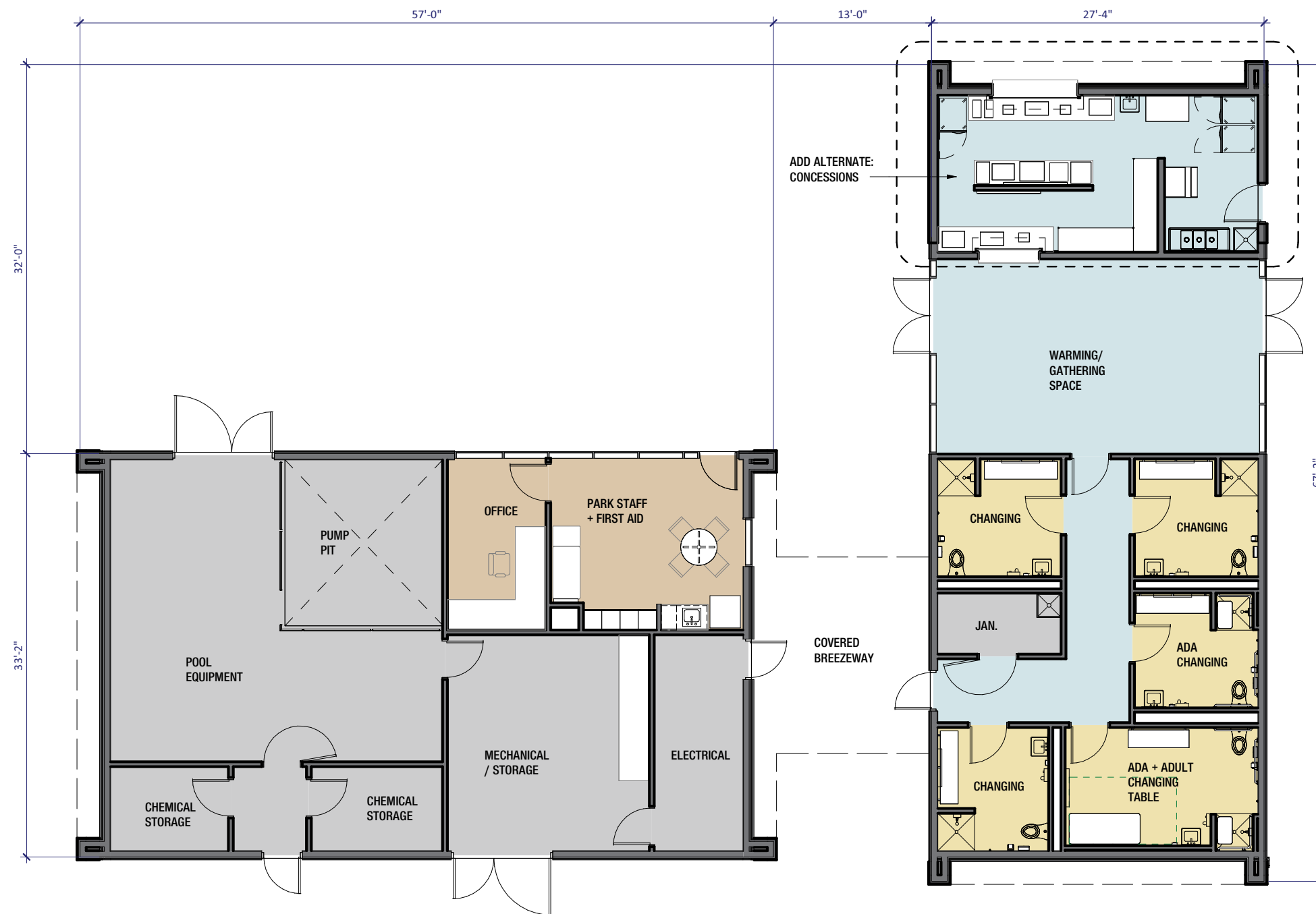
SITE PLAN



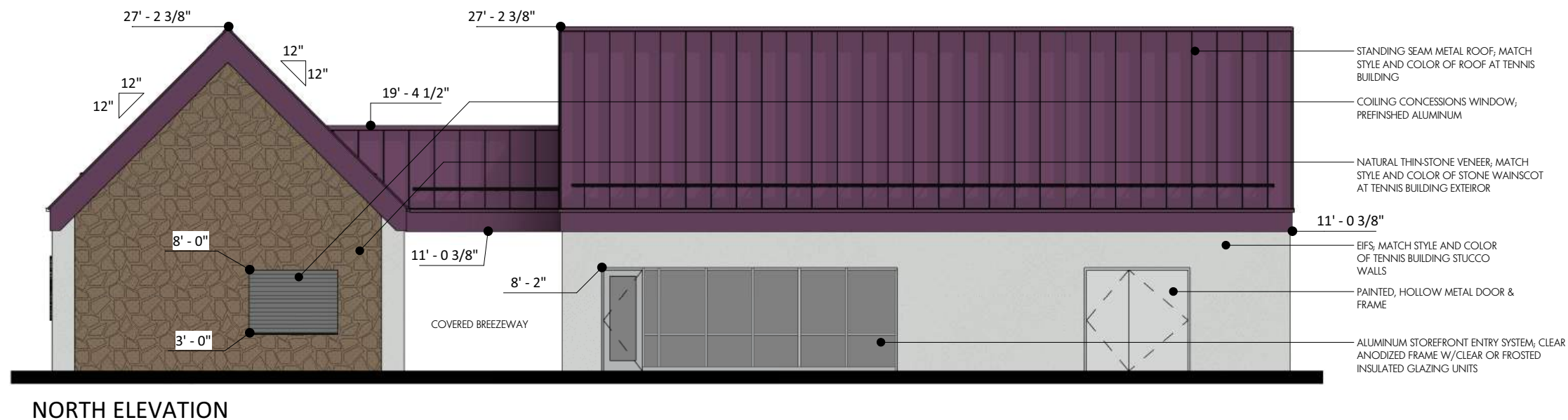
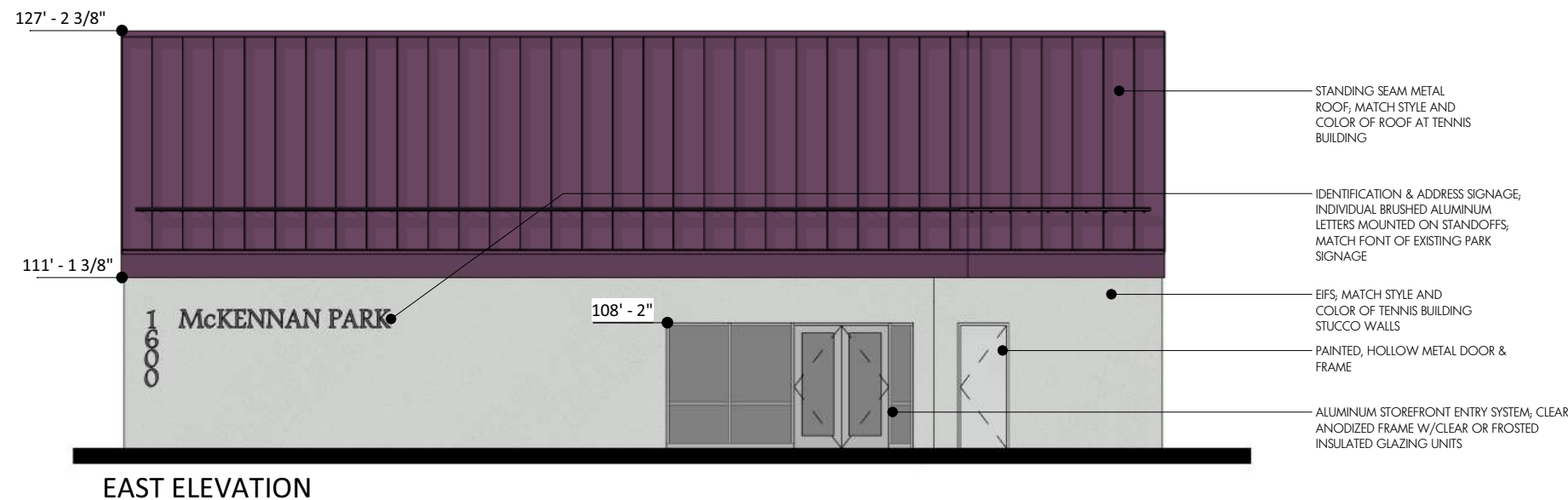
Site Elements Legend

- 1 Bath House / Warming House
- 2 Accessible Ramp
- 3 Water slide
- 4 Zero Depth Entry Wading Pool
- 5 Triangle Fabric Shade
- 6 6' Perimeter Ornamental Pool Fence
- 7 Cantilever Shade Structure
- 8 Bike Rack Concrete Pad
- 9 Unrefrigerated Ice Rink
- 10 Existing Parking Lot (29 Stalls)

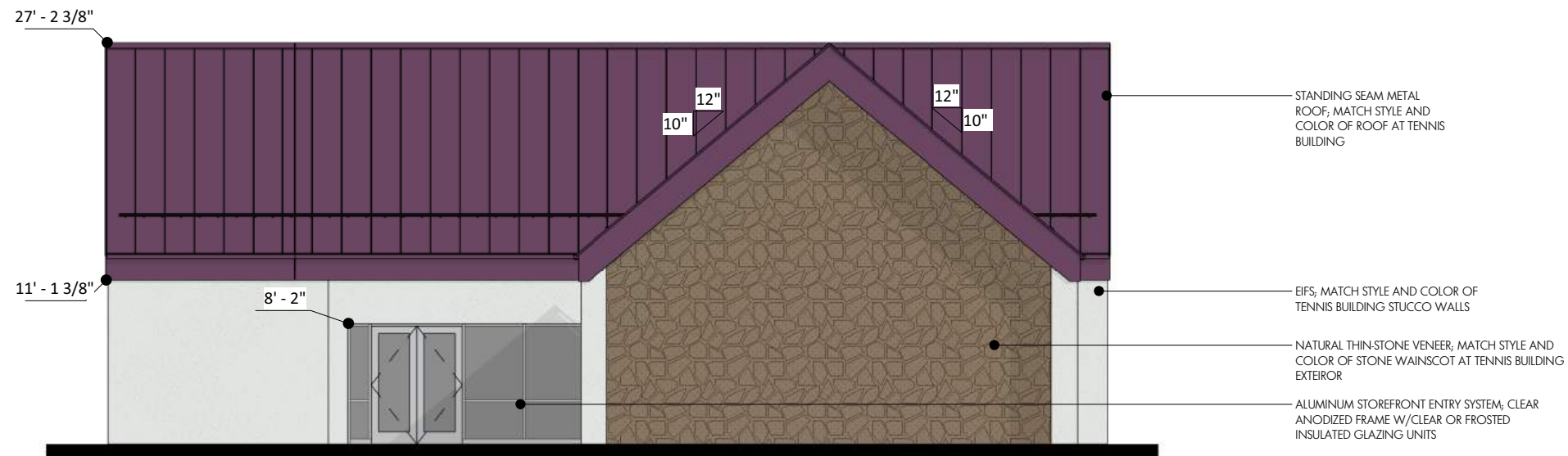
FLOOR PLAN



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

STOCKWELL

JLG
architects

WTI
WATER TECHNOLOGY, INC.



CITY OF SIOUX FALLS - BOARD OF HISTORIC PRESERVATION SUBMITTAL
MCKENNAN PARK - BATHHOUSE / WARMING HOUSE

SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review	June 12, 2024
Property Address	1005, 1023, 1027 S. Dakota Ave. and 414 W. 19 th St.
Property Owner	Justin & Chrissy Johnson Sioux Falls, SD
Applicant	Paul Reynolds, RCM Construction Management
Historic District	Sherman Historic District
Properties	Historic information of individual properties is included in the following report.
Project Representative	Paul Reynolds, RCM Construction Management
Applicant Project Description.	The project will require demolishing four historic structures on Dakota Avenue and 19 th Street. Due to the Current dilapidated state of the structures and excessive cost to attempt and restore these structures, it has been determined that the only way for the upcoming project to succeed is for the structures will be required to be razed. We have investigated the option to relocate the existing structures, but due to the dilapidated state, we are not able to safely and properly relocate them. It is our goal to remove the four homes and rebuild a multi-tenant building for tre Living as part of tre Ministries development. New construction design of the multi-tenant building will meet historic standards to complement the historic neighborhood.
Staff Comments	<p>The applicant is requesting to raze the four structures in the Sherman Historic District. Three of the four properties are contributing to the district. The applicant intends to replace the existing homes with a multi-tenant apartment building for tre Ministries.</p> <p>Application and board action for the design of the proposed apartments will be submitted in the future if the demolition request is approved.</p> <p>The homes are in very poor condition and have become a blight in the neighborhood. Staff supports razing the structures for development.</p>
Neighbor Notification	Neighborhood meetings preceded the board meeting
Board Action	Required
Photos	See attached

VICINITY MAP

SHERMAN HISTORIC DISTRICT

- 1005, 1023, 1027 S. DAKOTA AVE., 414 W. 19TH ST.
- SHERMAN HISTORIC DISTRICT
- INDIVID. LISTED PROPERTIES ON NATIONAL REGISTER



1005 S. Dakota Avenue – Historic Photo

Constructed in 1915, this two-story Prairie style residence has a hipped, asphalt roof and a half-hipped asphalt roof on the one-story front porch. The house has had vinyl siding added. The screened-in front porch has low, solid walls which support battered wood columns that extend to the porch roof. The entrance is asymmetrical, with the door on the northern side of the façade. The southern half of the façade contains a large one-over-one double-hung sash windows. The second story contains original four-over-one wood double-hung sash windows.

Image courtesy of Siouxland Heritage Museums



1005 S. Dakota Avenue, Sherman Historic District



Above: Northeast Elevation
Below: East Elevation



1005 S. Dakota Avenue, Sherman Historic District



Above: West Elevation
Bottom: South Elevation



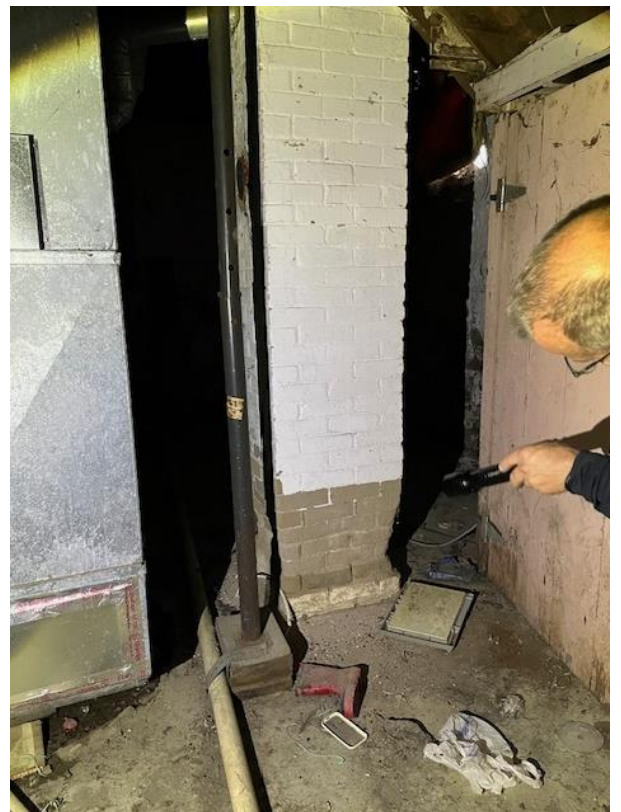
1005 S. Dakota Avenue, Sherman Historic District - Interiors



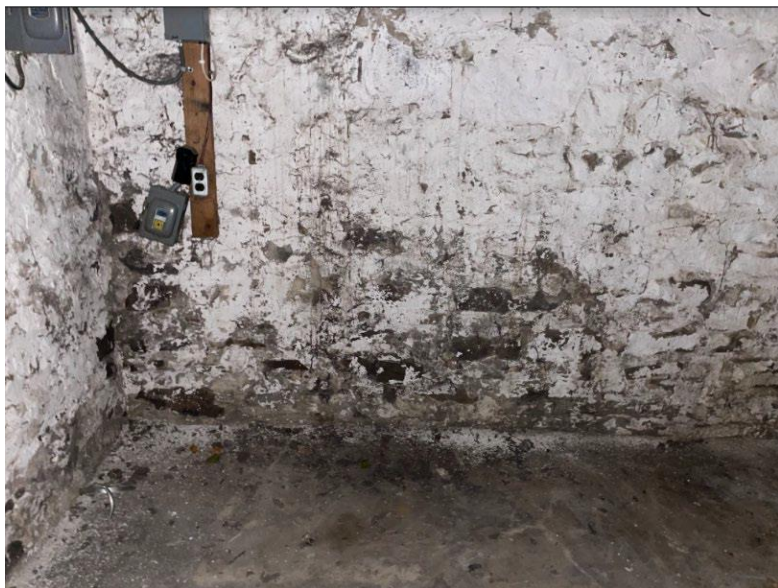
1005 S. Dakota Avenue, Sherman Historic District - Interiors



1005 S. Dakota Avenue, Sherman Historic District - Interiors



1005 S. Dakota Avenue, Sherman Historic District - Interiors



1005 S. Dakota Avenue, Sherman Historic District - Interiors



1023 S. Dakota Avenue, Sherman Historic District

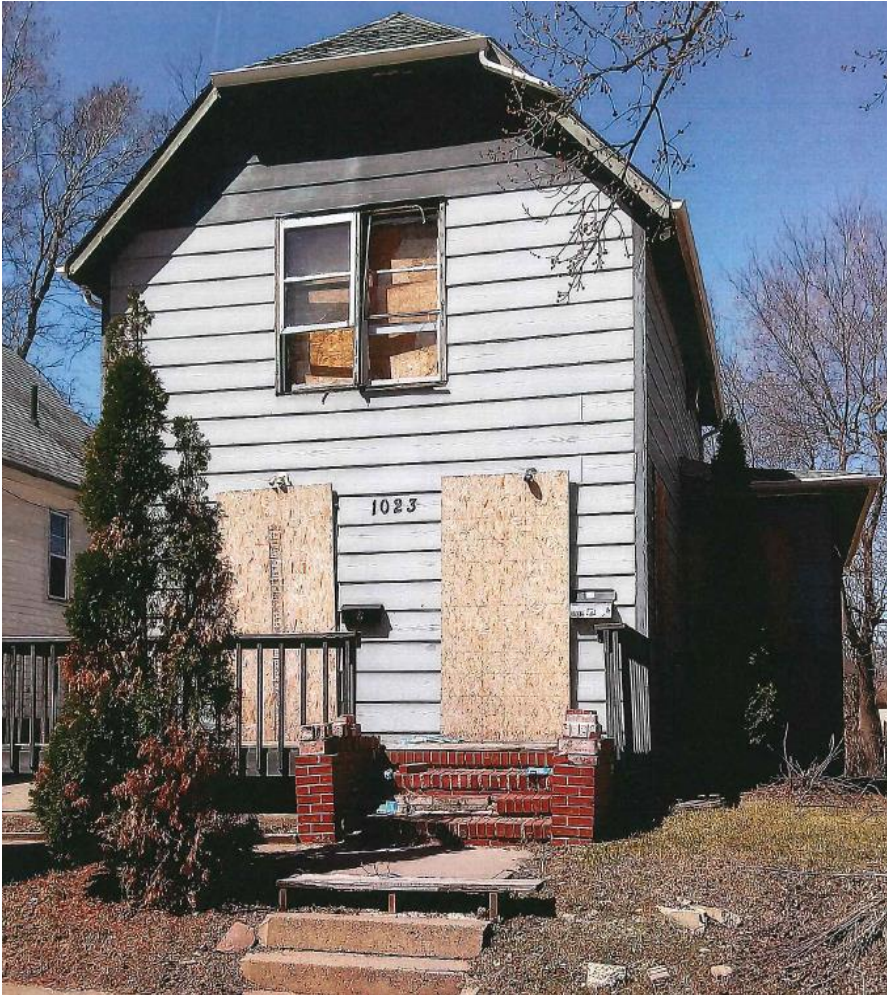
1023 S. Dakota Avenue – Historic Photo

No information provided on the National Register. Property is non-contributing.

Image courtesy of the Siouxland Heritage Museums



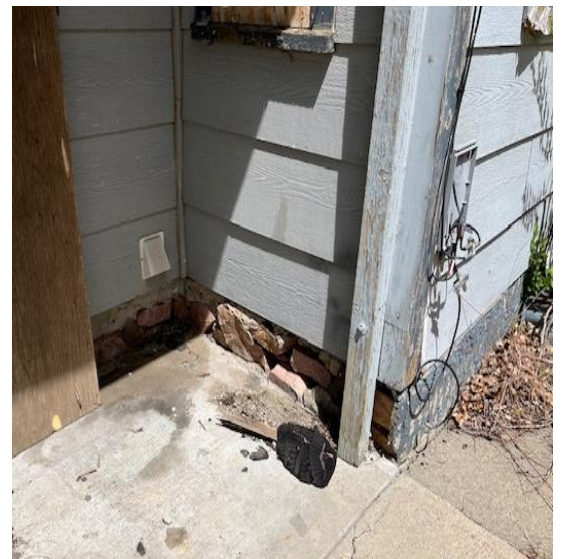
1023 S. Dakota Avenue, Sherman Historic District



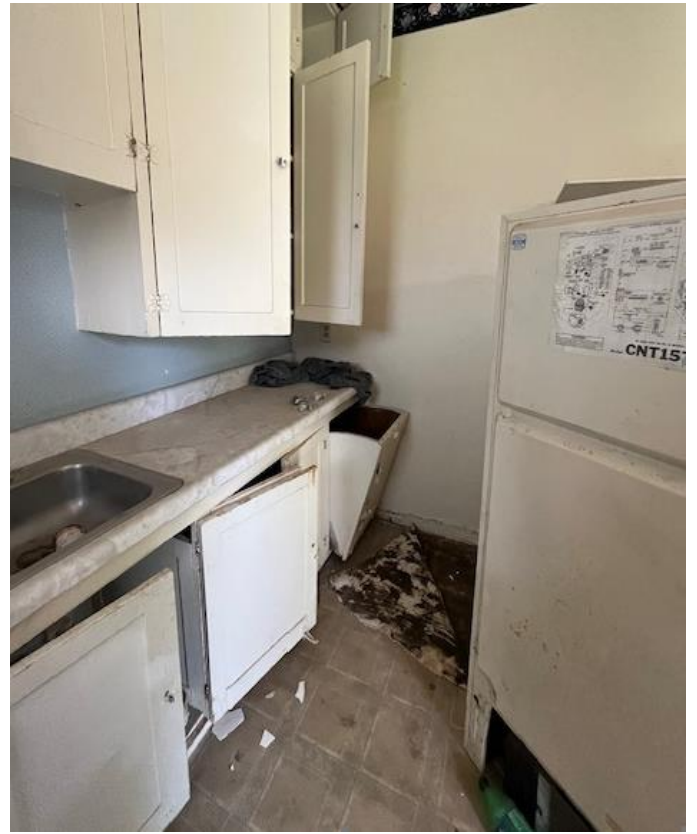
Left: East Elevation
Below: West Elevation



Left: South Elevation
Bottom: Porch Foundation



1023 S. Dakota Avenue, Sherman Historic District - Interiors



1023 S. Dakota Avenue, Sherman Historic District - Interiors



1027 S. Dakota Avenue, Sherman Historic District

1027 S. Dakota Avenue – Historic Photo

Constructed in 1905, this one-story national Folk house has a steeply pitched front gabled asphalt roof with eave returns, and the original narrow clapboard siding. The full-width front porch has a half hipped asphalt roof and contains the slightly off-centered entrance flanked by ribbons of windows. Centered above the front porch in the gable are two narrow, one-over-one double-hung sash windows. A non-contributing one-story, single stall garage with a front gabled roof and wide wood siding is located in the rear. The garage has been altered.

Image courtesy of the Siouxland Heritage Museums



1027 S. Dakota Avenue, Sherman Historic District



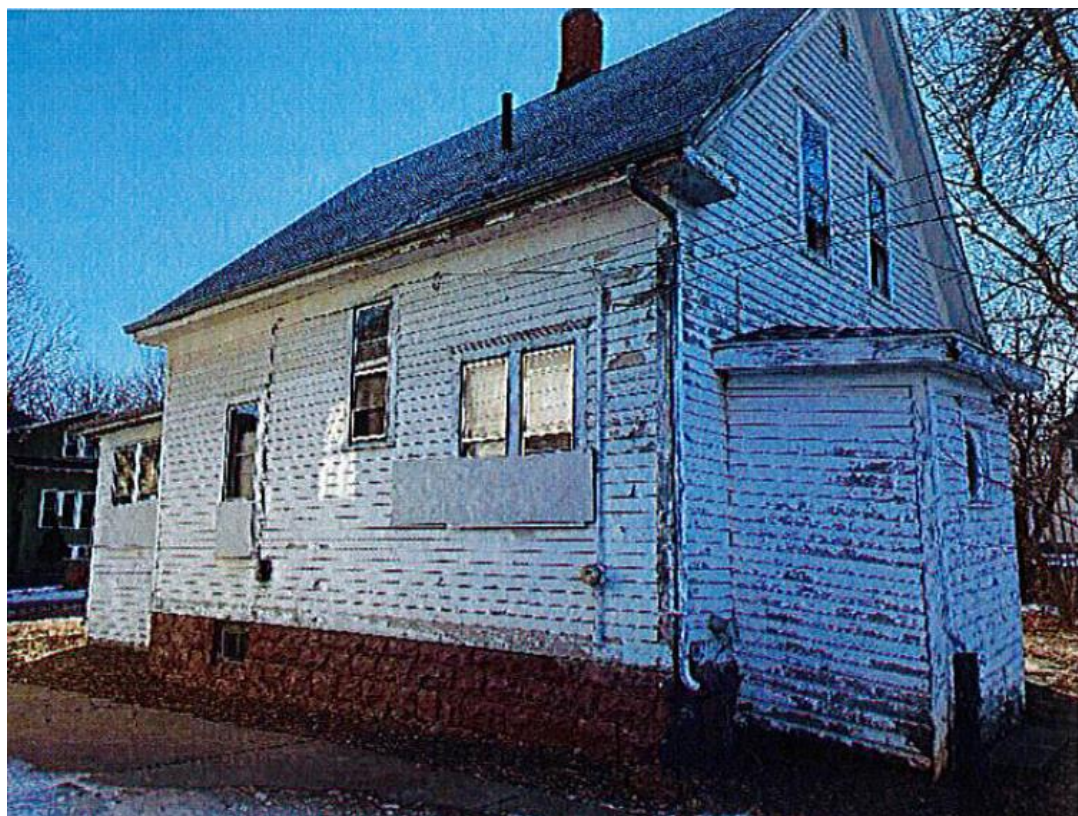
Above: East Elevation
Below: West Elevation



1027 S. Dakota Avenue, Sherman Historic District



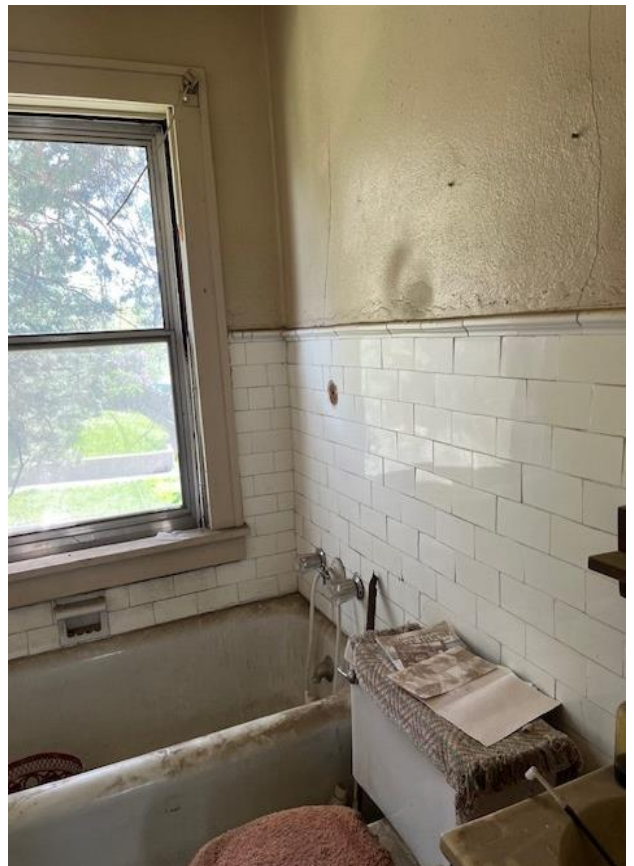
Above East Elevation
Below: North Elevation



1027 S. Dakota Avenue, Sherman Historic District - Interiors



Above: Garage Remnant



1027 S. Dakota Avenue, Sherman Historic District - Interiors



1027 S. Dakota Avenue, Sherman Historic District - Interiors



1027 S. Dakota Avenue, Sherman Historic District - Interiors



1027 S. Dakota Avenue, Sherman Historic District

414 W. 19th Street – Historic Photo

Constructed in 1926, this two-story Prairie residence has a hipped asphalt roof with wide overhanging boxed eaves and stucco-clad walls. Recessed back several feet from the façade, the eastern portion of the structure contains a series of six-over-six double hung sash windows. Located in the western portion of the façade, the entrance is covered by a hipped roof portico that is supported by square stucco columns which rest on low brick piers. A contributing one-story, single stall garage with a front gable roof is located to the east of the residence. The garage has clapboard siding on the south facing façade and stucco that matches the residence on the sides and rear.

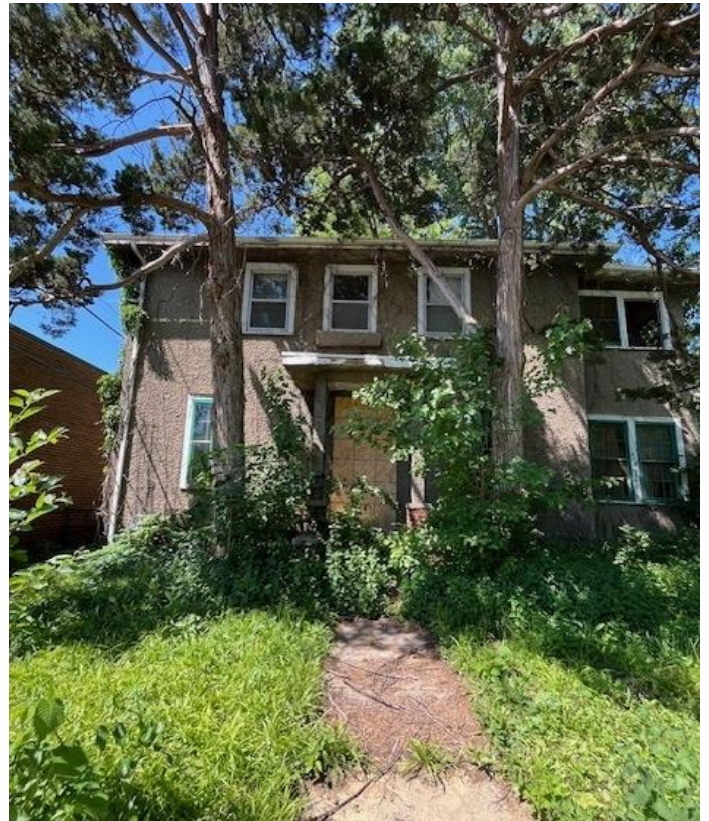
Image courtesy of the Siouxland Heritage Museums



414 W. 19th Street, Sherman Historic District



Above & Below: South Elevation



414 W. 19th Street, Sherman Historic District

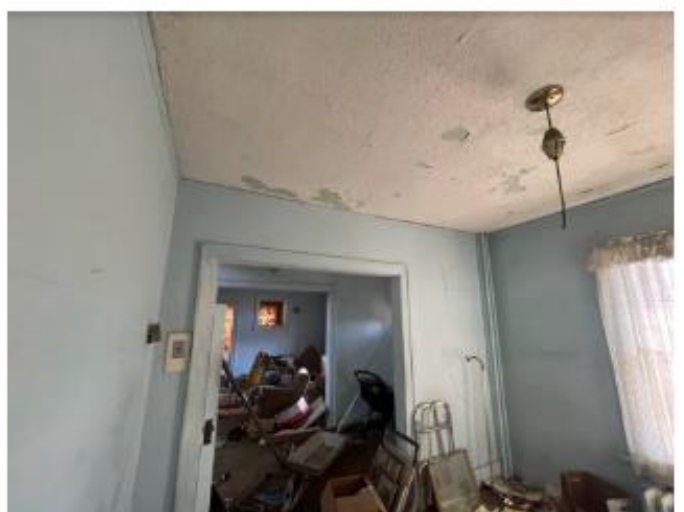


Above & Below: North Elevation



Right: Garage Remnant

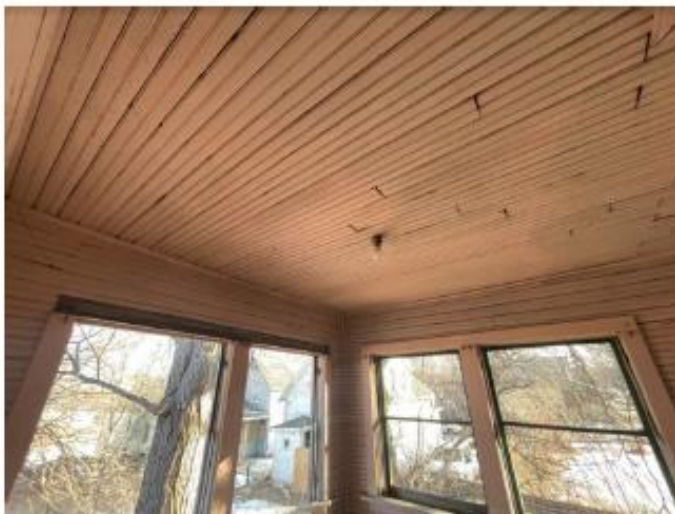
414 W. 19th Street, Sherman Historic District - Interiors



414 W. 19th Street, Sherman Historic District - Interiors



414 W. 19th Street, Sherman Historic District - Interiors



Dakota Avenue Properties, Sherman Historic District

Additional photos provided by RCM Construction and
RISE Structural Associates

February 9, 2022

1027 S. Dakota Avenue

Settlement was observed in
west exterior structure





414 West 19th Street
Significant exterior wall cracking was observed at east and west wall



414 West 19th Street
Chimney structure observed to have
partially collapsed within roof structure



1025 S. Dakota Avenue
Foundation wall cracking in west foundation wall



1025 S. Dakota Avenue
Grout deterioration observed in west stone foundation wall



1005 S. Dakota Avenue

Roof structure sagging/separation in west portion of residence



1005 S. Dakota Avenue (right)
Deterioration at base of chimney
structure