



BOARD OF HISTORIC PRESERVATION

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

4:00 p.m. Wednesday, September 9, 2015 Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Dixie Hieb, Chair

Call to order

1. Approval of the August 12 and August 26, 2015 Meeting Minutes
(Board action required) Chair
2. Public input on non-agenda items Chair
3. New business:
 - a. 300 N. Main Ave. (Good Shepherd Cntr) - Epicosity
Downtown Historic District
(Board action required) Andrew Eitreim, Architecture Inc.
 - b. 123 E. 21st St. – New house build
Sherman Historic District
(Board action required) Jamison Mutscheiknaus, Lineworks
 - c. 204 S. Phillips Ave. – Modtro
Downtown Historic District
(Board action required) Kyle Haug, Modtro
 - d. Façade Easement Closeouts (*Information only*) Adam Roach, Community Development
 1. Security Storefronts
 2. Foundry Building
 3. Merit Hardware
 - e. Pendar Lane Historic Nomination - Update Diane
 - f. Neighborhood & Preservation Summit
Nov. 13 & 14 Bob Yapp Guest Speaker Diane
4. Other Business:
 - a. New Items?

Adjournment

*The next meeting of the Board of Historic Preservation will be on October 14, 2015.
Commission Room, City Hall
224 West Ninth Street*

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.