

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, May 11, 2016
Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Dixie Hieb, Chair

Call to order

1. Welcome New Board Member, Cindy Konda
(Cindy replaces Elizabeth Schultz) Dixie/Diane
2. Approval of the April 13, 2016 Meeting Minutes
(*Board action required*) Dixie
3. Public input on non-agenda items Dixie
4. New business:
 - A. 905 E. 8th façade easement
(*Informational only*) Adam Roach, CD
 - B. 204 S. Phillips Ave.
(*Board action required*) Laith Herrboldt, Contractor
5. Other business:
 - A. Historic Preservation Month Activities
(*See attached*) Diane
 - B. Phillips Avenue Walking Tour Brochure Discussion Diane
 - C. New Board Member Introductions Diane
 1. Lura Roti
 2. Josh Chilson
 - D. Recognition of Adam Nyhaug's Service to the Board Dixie/Diane

Adjournment

*The next meeting of the Board of Historic Preservation will be on June 8, 2016.
It will be held in the Commission Room on first floor of City Hall.*

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

National Preservation Month – May 2016

Sponsored by the Sioux Falls Board of Historic Preservation

Brief Background on the SF BOHP:

- The Sioux Falls Board of Historic Preservation (BOHP) was established in 1985. The Board serves in an advisory role to the Mayor and City Council.
- The purpose of the BOHP is to educate the citizens of SF on preservation matters. Other objectives include identifying prehistoric and historic resources in the community, developing a local register of historic properties, identifying and advocating for vulnerable historic sites, and increasing awareness and pride in the historic resources within SF.
- The BOHP is comprised of ten citizens appointed by the Mayor with City Council approval. The BOHP are volunteers and receive no compensation for their services as Board members.
- Members are appointed for three year terms and can be reappointed for one additional three year term.
- Citizens that serve on the Board have a variety of backgrounds; including residential homeowners that may or may not own historic property, architects, local members of the academic community, museum staff, historians, and etcetera. Any SF resident interested in serving on the BOHP should contact the Mayor's office for further information.
- The BOHP meets on the second Wednesday of every month. The meetings are held at City Hall in the Old Council Chambers at 4:00 PM. A schedule of meetings for the Board is available on the city website at www.siouxfalls.org

Why do we celebrate National Preservation Month?

Preservation makes life better; it actually improves people's lives

1 Everyone's history matters. Our personal histories are the stories that make up the shared history of the country. Historic places provide tangible connections to our history that help us understand our past, appreciate our triumphs, and learn from our mistakes. Our historic places help define and distinguish our communities and build a strong sense of identity.

2 Preservation supports vital communities. By reinvesting in neighborhoods and business districts and by reusing existing structures to meet contemporary needs, we create stronger communities and spark economic activity. From addressing the housing needs in rural and urban communities to revitalizing downtowns to strengthening tourism and energizing main streets, preservation is a smart investment.

3 Everyone values a beautiful community. Nationwide we want safe streets, shopping districts, walkable neighborhoods, and quality architecture. We appreciate the unique traits of our hometowns and the distinctive buildings of our downtowns. We value the diversity and human scale that historic buildings add to our streetscapes. We enjoy visiting historic sites and vibrant communities. We treasure the connections we find with our past and with other people through the places that tell our stories.

4 Preserving the earth's natural resources is vital for our lives. We need clean air and drinking water and green spaces where we can play and explore. By reusing and revitalizing existing infrastructure and buildings, we reduce demand for building materials and development on farmland and other green spaces. Preservation helps create better health for people and the planet.

Preservation Month Activities

The BOHP celebrates National Preservation Month in May. National Preservation Month assists the BOHP with the promotion of preservation and history in Sioux Falls.

Activities:

- **May 3rd** – City Council Meeting
7:00PM
 - a. Mayor’s Historic Preservation Award Presentation
 - b. May 2016 Historic Preservation Month Proclamation presented by Mayor Huether to Board Chair

- **May 6th**–Walking Tours, Register at Siouxland Heritage Museum
 - a. East Bank-meet at 8th & RR in front of Josephine’s, Adam Nyhaug
5:00PM
 - b. Dakota & Main Ave’s- meet at SW corner of Pavilion, Rachael Meyerink
6:00PM

- **May 11th** – BOHP Monthly Meeting w/ Workshop
 - a. Listing your Home on the National Register, Liz Almlie
5:30PM
 - b. What does it Mean to Live in a Historic District, Liz Almlie
6:30PM

- **Architectural Features Scavenger Hunt Contest**
Description of Contest Guidelines including deadline for submittal
Contest runs May 13th -27th with a winner selected May 31
(drawing of top correct answers)
\$100 in donated gift cards will be given to the winner. Historic notecards will be given to ten others selected in the drawing.
(BoHP Members and City Employees are not eligible to participate)

- **Preservation Topics** – letter to the Editor in the Argus Leader regarding Historic Preservation
 - a. Racheal Meyerink
 - b. Jennifer Dumke on behalf of the BoHP
 - c. Lura Roti on behalf of the BoHP