

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;

The new construction proposed at the former 809 9th Street apartment site is designed as a contemporary triplex with vertical units resembling a Victorian facade. The new construction replaces a building that is situated on a 75 foot wide by 165 foot deep lot facing 9th Street. The existing building's maximum width and depth measures 46 feet by 46 feet for a 1,732 sq foot footprint and approximate 35 foot height. The new construction incorporates three 18 foot fronts separated by vertical boards and three gables to showcase a triplex design measuring 54 feet wide and 36 feet deep that does not include 3 entries measuring 8 feet wide by 7 feet deep or 2,000 square foot building footprint. The building height approximates 27 feet. The triplex faces the north side of the "contributing" Hanson Historic House that faces 8th Avenue on a similarly sized lot. The Hanson House width is 31 feet by 43 feet deep plus a 40 foot wide by 36 foot depth garage offset 10 feet to the south and connected to the house by a 21 foot width by 11 foot deep addition. The north facing house and garage measure 43 feet wide and 47 feet, respectively for 90 foot total length and 3,029 square foot footprint and 34 foot height. The adjacent "contributing" 803 9th Street house to the west measures 36 feet wide and 34 deep or 973 foot footprint and 20 foot height.

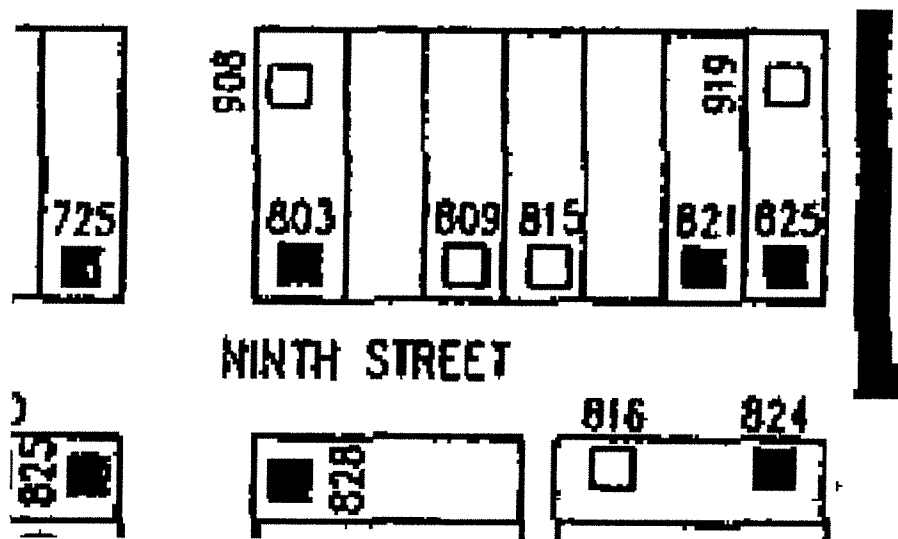
The Historic Preservation Society's description of the Hanson House located at 828 8th Avenue is noteworthy because it represents the most significant, adjacent historic home and is copied as follows.

"The 828 Eighth House is a two and one-half story Colonial Revival dwelling characterized by weatherboard cladding, rusticated concrete block foundation, and an asphalt shingle roof. The plan is often referred to as a two-story cube or Four Square house that features a steeply pitched hipped roof with interior center chimney and hipped dormers on each elevation. The symmetrical fenestration and restrained ornamentation reflect the simplicity of design typical of Colonial Revival dwellings. Other Colonial Revival elements include sash windows with wood lintels and frames and grouped, one-over-one sash dormer windows. The three-sided, two story, projecting bay is located on the north and south elevations. A single, gable dormer is located on north, west, and

south elevations, and each dormer contains a single sash window with contrasting wood framing beneath the slightly projecting eaves and plain cornices of the gabled dormer roof.”

I would like to emphasize and summarize several “elements” of this house. “It is a Colonial Revival dwelling that is also often referred to as a two-story cube or Four Square house that reflects a simplicity of design.”

The following diagram represents the immediate area surrounding the proposed new construction at 809 9th Street and is taken from the University Residential Historic District map.



Contributing (black squares) and non-contributing (white squares) buildings with the outside width, depth, height, and footprint (includes garage) for nearby buildings along 9th Street. Black line on right side of diagram is east edge of University Residential Historic District and a parking lot on the west side of South Dakota State University.

725 9th Street – 30, 55, 28, and 1,196

803 9th Street – 36, 34, 20, and 973; (Built in 1951 whereas the historic district inclusion criteria was between 1895 to 1948.)

809 9th Street – 46, 46, 35, and 1,732; existing

809 9th Street – 54, 43, 27, and 2,000; proposed

815 9th Street – 44, 100, 24, and 4,400

821 9th Street – 29, 44, 24, and 1,413

825 9th Street – 28, 50, 28, and 1,161

824 9th Street – 22, 46, 28, and 1,526

816 9th Street - 32, 25, 18, and 1,072

828 8th Avenue – 50, 90, 35, and 3,029. This is the Hanson Historic House

825 8th Avenue – 26, 44, 27, and 926

Average height of all historic buildings listed above – 190 feet / 7 properties = 27.1 feet

(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;

The heights for all properties in the 800 block of 9th Street are listed above. The average height for all properties is 26.5 feet. The average height for historical houses in the 800 block of 9th Street is 27 feet. Two additional historic houses within eyesight include 725 9th Street and 825 8th Ave. If these two houses are included the average height of historical houses is 27.1 feet. Applying a 10% variance to the aforementioned averages results in a range of 29.1 feet to 29.8 feet maximum height. The height of the existing apartment @ 809 approximates 35 ft. The height of the proposed building approximates 27.5 feet.

(3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;

There are two adjacent historic buildings next to the proposed triplex. The 828 8th Avenue or Hanson House across the street facing the proposed triplex who's north side measures 90 feet and the 803 house on the west side is 36 feet. The 815 apartment on the east side's width is 44 feet facing the street and 100 feet facing the proposed triplex. The width of the proposed triplex is 54 feet.

(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;

The proposed triplex's height and width is between the two adjacent historic homes and is smaller than the most recognized 828 Hanson House. The number of windows and doors is similar to both houses. The horizontal muntins or grills creates the appearance

of two double sash windows on both the main and upstairs levels of the proposed triplex. Two double sash windows are visible on both adjacent historic homes.

803 9th Street – 36, 34, 20, and 973

828 8th Avenue – 50, 90, 35, and 3,029

(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;

Both the 828 8th Avenue and 803 9th Street houses as described in the Historical Preservation Society's Architectural Description section as follows. *The 828 Colonial Revival dwelling is also often referred to as a two-story cube or Four Square house that reflects a simplicity of design. The 803 dwelling is a minimal traditional house based on a simple, rectangular plan with moderately pitched side gable roof and plain eaves.* The proposed triplex accents these features with rhythm projected by three facades aligned with roof gables and vertical members to showcase the tall, vertical design that is pleasing and functional. The triplex's scale resembles and incorporates the Victorian influence of several nearby houses in a simplistic fashion of the Cube or Four Square dwelling.

(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;

The proposed building will incorporate a cornice at the roofline, just below the soffit, weatherboard cladding or lap siding, and asphalt shingles. Windows will have horizontal muntins or grills to resemble sash windows. The windows will appear to be two, one-over-one single sash windows. The windows will have a lintel and framing that reflect the period.

(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;

The proposed triplex will display earth tone color on the building's main body and accented by white windows, doors, and trim.

(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;

The triplex will feature a contemporary design the features a simplistic overall design. Historical accent details will include the use of gables inlaid with shakes, a cornice below the soffit, and window lintels with similar framing.

(9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

The roof will be a gable roof and moderately sloped with a 5/12 and 6/12 pitch. The shingles will be a laminated asphalt that gives a shake appearance. The roof pitch and style are readily viewed in the skyline.

(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;

The proposed triplex will have traditional placement with standard setback from public street and sidewalk. The building will be situated between a noncontributing apartment on the east side that was built in the late 1990s and a contributing "Minimal Traditional" house on the west side. The all three buildings will provide a consistent placement and appearance.

(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.

Landscaping will be limited primarily to grass and trees for the first couple years to allow for settling around the building. After this settling period, small plantings will likely include hostas and day lillys. Both types of plants would be complimentary to the 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.