



DRAFT

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

Meeting Minutes for July 13, 2016

Members Present:

Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilson
Gary Conradi
Jennifer Dumke
Cindy Konda
Rachael Meyerink
Robbie Veurink

Public in Attendance:

Dixie Hieb
Paul Reynolds, RCM Services
Stefanie Bohms, Homeowner
Erik Kagouer, Homeowner
Pat Anderson, Argus Leader

Staff Present:

Diane deKoeper, Board Liaison, Urban Planner

Members Absent:

Lura Roti

Call to order – Vice Chairperson Tom Keller called the meeting to order at 4:00 p.m., welcomed guests, and gave introductory comments.

1. Dixie Hieb's term expiration

- A. Election of new Chair and Vice-Chair: Member Gary Conradi made the motion to elect Vice-Chairperson Thomas Keller as Chairperson to the board and the motion was seconded by Member Rachael Meyerink. Member Jennifer Dumke made the motion to elect Member Shelly Sjovold as Vice-Chairperson and was seconded by Chairperson Thomas Keller. Both motions passed unanimously.
- B. Dixie Hieb was presented with a plaque and thanked for her service to the board.
- C. Chairperson Thomas Keller made a motion that the new vacancy for a board member be seated by an architect to benefit the board. Member Gary Conradi seconded the motion and the motion passed unanimously.

2. Approval of the June 8, 2016, Meeting Minutes (The agenda was incorrectly noted as July 8th)

Vice Chairperson, Tom Keller, requested a motion to approve the June 8, 2016 meeting minutes. Member Cindy Konda made the motion to approve the meeting minutes. Member Shelly Sjovold seconded the motion. The motion passed unanimously.

(over)

3. Approval of the June 15, 2016, Meeting Minutes (The agenda was incorrectly noted as July 15th)

Chairperson, Thomas Keller, requested a motion to approve the June 15, 2016 meeting minutes. Member Jennifer Dumke made the motion to approve the meeting minutes. Member Shelly Sjovold seconded the motion. The motion passed unanimously.

4. Public input on non-agenda items:

Dixie Hieb reported that Augustana Lutheran Church is in her neighborhood with the Cathedral Historic District. She had been contacted by neighbors regarding a new monument church sign with a digital board. Diane commented that she reviewed the signage with SHPO and reported that due to her discussion with Liz Almlie that the board did not need to review the signage, but that it would go to Planning Commission for review as a Conditional Use Permit due to its adjacency to a sensitive use (i.e. residential homes). Dixie commented that it would impact the historic district and that the board should review it. Diane mentioned that discussion items such as this should be presented and reviewed at the meeting on August 10th when SHPO representatives, Ted Spencer, Liz Almlie and Kate Nelson would be in attendance.

5. New Business:

A. 123 S. Main Ave.

Paul Reynolds, RCM Services

Downtown Historic District

(Board action required)

Applicant Paul Reynolds was present and explained the proposal for an addition to the rear of the building for the third floor resident to access the unit via elevator and stairs. In addition, a private parking garage will be accessed from the alley. A roof garden will also be located on the third floor addition. A steel grate skywalk and railing will serve as a bridge from the addition to the existing building and residence.

The applicant indicated that a honed quartzite veneer, similar to what will be provided at the Washington Square project, is proposed for the base of the garage with EIFS, an exterior finish at the second and third stories of the building. The historic Pettingill building has a plaster veneer coating that is similar in color to quartzite and the proposed EIFS may be of a similar color.

Member Josh Chilson asked what color is proposed for the standing seam metal roof and Paul Reynolds replied that it would be a neutral color.

Member Jennifer Dumke asked why the quartzite would be honed and not a rough face or rough cut quartzite. Paul reported that this is the owner's choice to provide a slight contrast to the quartzite on the historic building, yet compliment it with the same material.

There was no further input received from the public

Member Rachael Meyerink made a motion that the proposed project would not have an adverse effect on the Downtown Historic District. Member Josh Chilson seconded the motion and the motion passed unanimously.

(over)

- B. 302 W. 26th St.
Hayes Historic District
(Board action required)

Stefanie Bohms, Homeowner

Applicant Stefanie Bohms was present and explained the intent to replace windows to her home. She intends to update the bathroom window located on the east side of the house from wood to vinyl and decrease the size of the window by approximately half. The existing wood window is in poor condition and because she will be remodeling the bathroom to replace the existing bathtub to a shower, a new, smaller window would provide privacy.

Member Rachael Meyerink recommended adding a film to the lower half of the window to provide privacy at the shower in lieu of replacing the window. Chairperson Thomas Keller questioned the condition of the existing wood window and asked if it could be repaired. The applicant reported that the window is difficult to open/operate due to the poor condition.

The applicant also proposed removing and closing the wall area where two vinyl windows to the basement are located on the east side of the house at the driveway. Water has entered these windows causing damage to the basement. Chairperson Thomas Keller asked if the replacement of a new driveway and slope could resolve this issue. The applicant noted that it would not.

Additionally, the applicant is requesting to replace two egress windows to the basement at the south façade. The windows would provide emergency egress from the basement required by code for bedroom occupancy. The window heights would match the existing as seen from the exterior, but lower to the basement floor. An egress window to the basement at the north façade would also be added, similar to the south façade.

Chairperson Keller asked the applicant what the plan is for the other windows on the house. The applicant responded that they plan to re-glaze and refinish the existing windows to continue their use.

Chairperson Keller recommended that the applicant talk to her contractor to find out if the existing bathroom window could be repaired and a film added for privacy at the lower half in lieu of replacing it. If the contractor is unable to repair it, the applicant would need to come back to the board for review.

There was no further input received from the public.

A motion was made by Member Jennifer Dumke that removing the two basement windows on the east, adding an egress window to the north facade and two at the south façade would not have an adverse effect on the Hayes Historic District, but removing and replacing the bathroom window on the east façade would have an adverse effect on the Hayes Historic District. Member Gary Conradi seconded the motion and the motion passed unanimously.

6. Other Business:

- A. Phillips Avenue Walking Tour Brochure – Draft

Diane

A copy of the brochure was located at the back table for board members to review. Shelly will take it back for a final review and should have it returned to the Planning Office the early part of next week.

(over)

- B. August 10th board meeting
 - 1. 3:00- Ted Spencer, Liz Almlie and Kate Nelson with SHPO will review Roles & Responsibilities and the 11.1 Process. All board members excluding Gary Conradi who will be out of town and Cindy Konda who is tentative for the meeting will attend.
 - 2. 4:00 – Regular board meeting
- C. August 11 & 12 – Preservation Program CAMP in Brookings.
Reminder for those interested in attending to sign-up on line for one or both days. Diane will have a city vehicle each day if anyone is interested in driving up.
- D. Diane reported that there is an additional \$2500 in CLG funds available for a project for this year’s grant cycle since we were able to complete the Terrace Park Centennial Program and banners before May 31, 2016. The Planning Office has a Landscape Architect student from SDSU, Thomas Schneider shadowing this summer. Thomas and a group of fellow students worked with the City of Huron on a project identified as, “Adopting A Historic Planting Strategy” as a resource for the community. Since board members have expressed interest in the past to have similar information available to Sioux Falls residents, staff could work with Thomas and his group to adapt a similar resource guide to identify historic landscape plants. Brochures could be printed and made available to residents in historic districts. The same information could also be available on the board web page.

There was no further input received from the public.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Shelly Sjovold and seconded by Board Member Cindy Konda. The motion passed unanimously. The meeting adjourned at approximately 5:02 p.m.

The next meeting of the Board of Historic Preservation will be on August 10, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.