

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 March 8, 2017

Members Present:

Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilson
Jennifer Dumke
Rachael Meyerink
Lura Roti

Public in Attendance:

Liz Almlie, SHPO via Phone

Staff Present:

Diane deKoeper, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner
Danny Brown, Assistant City Attorney

Members Absent:

Rob Collins
Gary Conradi
Cindy Konda
Robbie Veurink

Call to order –Chairperson Tom Keller called the meeting to order at 4:01 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the February 8, 2017, Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the February 8, 2017 meeting minutes. Member Rachael Meyerink made the motion to approve the meeting minutes. Member Josh Chilson seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:

Chairperson, Tom Keller, requested if there was anyone from the public who desired to provide input to the Board on any non-agenda items. There was no citizen input received.

(over)

3. New Business:

- A. Stadum-Green House
2101 S. Pendar Lane
(*Board action required*)

Liz Almlie, SHPO

Liz Almlie, SHPO, presented this item to the Board via conference call. She explained this is a nomination to the National Register of Historic Places and referenced the documents submitted in the information packet for the Board's consideration.

Liz Almlie described the Stadum-Green House is located at the southwest corner of South Pendar Lane and East 29th Street in Sioux Falls. The house is in the neighborhood referred to as Pendar Lane, located south of downtown. The present owners, are Harlan and Harriet Pietz, who purchased the house in 1972. The house is nominated to the National Register of Historic Places for architecture as a representation of the American Small House type built in Sioux Falls. The subject property and house meet applicable National Register criteria that embodies the distinctive characteristics of a type, period, and construction method and represents the work of a master, and possesses high artistic values.

Liz Almlie described the single family house as a one-and a half story frame structure with a poured concrete foundation, side gable roof with minimal eaves, walls with a stucco finish, and exterior chimney with brick accents on the north elevation, a front-gable wing with bay window, an enclosed porch, and an attached street-facing garage on the southern end of the façade. The house was built in 1938 and is an American Small House type characterized for efficient, economical use of materials and space for nuclear families in the interwar era. The lot was owned at the time by Peter H. Stadum, a general contractor in Sioux Falls specializing in concrete work, whose company stamp appears on sidewalks throughout the neighborhood, but no documentation could be found to confirm whether Stadum's company constructed the house.

Liz Almlie commented that for houses of this age and size, alterations to siding and windows, as well as additions or other alterations are relatively common and many have lost historical integrity. She mentioned that in a 2013 architectural survey of the Pendar Lane neighborhood, the Stadum-Green House was identified as one of the few houses of significant style or type with high enough historical integrity to be individually eligible for the national Register. The Stadum-Green House has excellent integrity of materials, design, workmanship, setting, location, feeling, and association to convey the architectural history of residential construction in Sioux Falls in the 1930's as an example of the American Small House type.

Liz Almlie mentioned that she has been to the subject property. She referenced photograph copies provided to the Board, and explained that most building materials date to the original construction as demonstrated with photographs from the 1940's.

Chairperson, Tom Keller inquired about the qualifications for nomination to the Historic Register. Liz Almlie, responded that structure age (older than 50 years), historical significance, and integrity, are considerations. In this case, the Stadum-Green House was built in 1938 and is 79 years old. Additionally, in this case the historical significance is such the residential architectural style relative to roof, windows, doors, represents an example of American Small House type. Furthermore, the Stadum-Green House has excellent integrity of materials, design, workmanship, setting, location, feeling, and association to convey the architectural history of residential construction in Sioux Falls in the 1930's as an example of the American Small House type.

Chairperson, Tom Keller asked what modifications, if any, have been done to the house structure since 1938. Liz Almlie noted that minimal alterations have included changes to the trim at the cornice of the bay window, installation of straight trim over the exposed rafters on the front gable wing, the replacement of the front screen door, and the addition of a small mudroom within the rear ell of the building. Diane deKoeper, Board Liaison, also noted the removal of the ornamental finials at the roof gable peaks.

Chairperson, Tom Keller commented this residence has architectural significance in that it is a unique small 1930's house type that utilized building materials of the depression era and whereby the original owner had the foresight to construct a two car garage and provide residential landscaping.

Board member Rachael Meyerink expressed her enthusiasm to have this house that is located south of the city's downtown core be nominated for listing on the National Historic Register. She inquired if other Pendar Lane property owners have requested nomination to the National Historic Register. Liz Almlie replied not at this time.

Chairperson, Tom Keller asked when a final determination is made to list the house on the National Historic Register, how is the public notified? Liz Almlie commented that SHPO promotes the nomination on social media and the property owner is responsible for acquiring and placement of any plaques on the property.

Chairperson, Tom Keller asked Liz Almlie if any public comments have been received either by SHPO or the city on this particular nomination request. Both Liz Almlie and Diane deKoeper responded no public comments have been received.

Liz Almlie noted that the State Review Board will consider the nomination at their scheduled meeting to be on Thursday, April 27, 2017 at 1:00 pm, Holiday Inn-City Centre, 100 W. 8th Street in Sioux Falls SD. Any citizen may attend and provide comments at the April 27th meeting.

There were no public comments received at this meeting.

Board member, Shelly Sjovold, made a motion to approve the nomination of the Stadum-Green House, located at 2101 S. Pendar Lane in Sioux Falls, SD, for listing on the National Historic Register of Historic Places, as it meets the nomination criteria for listing on the National Historic Register. Board member, Josh Chilson, seconded the motion. The motion passed unanimously.

Board Chairperson Tom Keller acknowledged: the Board’s approval for the nomination; signing the nomination on March 8, 2017, as Chairperson of the Board; and subsequent transmittal of the nomination and meeting comments to the Mayor.

4. Other Business:

A. Roberts Rules of Order Danny Brown, Assistant City Attorney
Danny provided a review of the Citizen Handbook and Roberts Rules of Order for discussion.

B. Ideas for Preservation Month Activities and Training Diane
Discussion ensued about activity ideas to recognize May 2017 Historic Preservation Month. Board member Rachael Meyerink encouraged that social media be utilized by the Board and suggested the National Historic Trust sign “This Place Matters” be used to create community awareness and appreciation for historic preservation. One opportunity to explore is recruiting Board members and/or the Mayor to hold the sign outside the steps of City Hall and having a photograph taken and posting on Facebook.

Board member Lura Roti proposed developing a historical trolley tour (i.e. 8th Street Brew Pub Tour) to showcase various historic buildings with the sign, “This Place Matters”.

Board member Shelly Sjovold presented the idea of developing a historic landscape presentation and incentivize citizens to attend the event by having local landscape nursery businesses donate “start up” seeds/cuttings to establish historic landscape plantings. Thursday, May 11, 2017 was a date considered to hold the presentation event.

Rachael Meyerink suggested that a window preservation or “Sash Revival” event be sponsored by the Board. Such an event could feature representatives from national organizations as the Window Preservation Alliance or Window Woman of New England.

Diane deKoeper noted that a Proclamation and Mayor’s Award could be repeated as it was done last year at a City Council Meeting in May.

Board member Josh Chilson offered to assist with KSFY TV media coverage to promote Historic Preservation Month activities.

No public comments were received.

No final action was taken by the Board.

C. 2017-2018 CLG Review Diane
Diane deKoeper explained the 2017-2018 CLG needs to be submitted to the State of South Dakota by March 31, 2017.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Lura Roti and seconded by board member Josh Chilson. The motion passed unanimously. The meeting adjourned at approximately 5:06 p.m.

The next meeting of the Board of Historic Preservation will be on April 12, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.