



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 May 10, 2017

Members Present:

Shelly Sjovold, Vice Chairperson
Josh Chilson
Rob Collins
Gary Conradi
Jennifer Dumke
Stephen Jackson
Rachael Meyerink
Lura Roti
Robbie Veurink

Public in Attendance:

Amy Hutchinson, Applicant
Dave Abels, Applicant
Spencer Ruff, Architect, Spencer Ruff Associates

Staff Present:

Diane deKoeper, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner

Members Absent:

Thomas Keller, Chairperson

Call to order –Vice Chairperson Shelly Sjovold called the meeting to order at 4:02 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the April 12, 2017, Meeting Minutes

Vice Chairperson, Shelly Sjovold, requested a motion to approve the April 12, 2017 meeting minutes. Member Gary Conradi made the motion to approve the meeting minutes. Member Stephen Jackson seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:

Vice Chairperson, Shelly Sjovold, 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. 1310 S. Main Ave., Sherman Historic District
(Board action required)

Amy & Dave Hutchinson
Owners

1310 S. Main Avenue property, owners, Amy Hutchinson & Dave Abels, presented this application item to the Board. Mr. Abels commented that he and Amy recently closed on the purchase of the subject property. The house is located within the Sherman Historic District and was constructed in 1931. The structure is contributing to the historic district. Amy and Dave referenced the site plan and photographs provided in the Board's information packet. They explained that attached to the back east elevation of the residence is a one-story, two stall garage with a flat roof, vinyl siding, and two aluminum overhead entry doors. Due to the poor condition of the flat roofed garage, water leaks have caused rot and mold to the structure and the common wall separating the attached garage and main dwelling. Water has penetrated the concrete garage floor. Siding has been removed on the backside of the garage by the previous owner which has also contributed to its damage. The owners expressed they would like to replace the existing attached flat roof garage with a new detached garage with a gabled roof that would be complimentary to the house structure. The front porch columns and railing will be replaced. The existing front porch is not original to the house, but would be updated with tudor revival elements.

Diane deKoeper explained this review is for razing the garage only. The Applicant will submit drawings for a new garage design, if the BOHP allows the existing garage to be razed.

Board member Gary Conradi commented the garage is an accessory structure to the original contributing main dwelling structure.

Board member Rob Collins questioned if the garage, as it stands is the original garage. He noted however, that the finished appearance of the shared wall is similar to the house.

Board member Rachael Meyerink inquired about fixing the existing garage and how that would be accomplished. Dave responded they would certainly replace the garage roof and back wall and would need to specifically determine what structural area of the garage is leaking and also causing water damage to shared wall of the main dwelling. Board member Rachael Meyerink commented the garage structure is contributing, and that if it is torn down, it affects the contributing aspect of the property.

Board member Lura Roti, asked if a contractor has looked at the garage to repair. The Applicant responded no.

Board member Robbie Veurink commented that anything can be repaired, however, there are not only aesthetic and economic considerations in this case, but building safety and health considerations too. Due to the poor condition of the flat roofed garage, water leaks have caused rot and mold to the structure and the common wall separating the attached garage and main dwelling. The factors of seasonal snow and ice loads on a flat roof, along with freeze / thaw cycle, the homeowners have the burden to do what they can to fix the situation.

Board member Lura Roti stated if the garage structure is left standing, it could harm the main residential structure.

There were no additional public comments expressed for this agenda item.

Board member, Rob Collins, made a motion that as presented, the applicant's plan to raze the garage at 1310 S. Main Avenue, would not have a detrimental effect on the Sherman Historic District. Board member, Gary Conradi, seconded the motion. The motion passed unanimously.

B. 1621 S. 2nd Ave., McKennan Park Historic District
(Board action required)

Spencer Ruff, Architect

On behalf of the 1621 S. 2nd Avenue property owner, Jessie & Peter Halverson, applicant representative, Spencer Ruff, Architect, presented this application item to the Board. Mr. Ruff commented the residence is located within the McKennan Park Historic District and was constructed in 1917. The structure is contributing to the historic district.

Mr. Ruff noted the historic residence is a one and a half story, buff-colored, stucco building has unusual configurations. On the main portion of the structure, the façade is wider at the bottom than at the top and the south side of the front façade is taller than the north. Second story windows are tucked into the gables, but not at the same level. On the first floor, a small bay window is decorated with relief woodwork and the front entrance is topped with an arched hood. The bay and entrance give the front façade a sculptural quality. Randomly placed windows, irregular configurations, and the animated roofline serve to make this building picturesque.

Mr. Ruff referenced the site plan and photographs provided in the Board's information packet. He explained the project is to construct a one story kitchen addition to the north side and a master bedroom suite to the rear. One first floor window to north side, along with two egress window wells will be added. Mr. Ruff mentioned the exterior of the residential structure has a heavy textured stucco. The new additions would consist of a light textured stucco to distinguish it from the original structure.

Board member Rachael Meyerink inquired about the windows on the residential structure. The applicant's representative remarked the existing windows are to remain. The windows associated with the new additions will mirror the existing double hung windows.

Board member Stephen Jackson commented about the historic description and significance of the residential structure. Staff liaison, Diane deKoeyer, mentioned the written description is taken from national and state records at the time of the nomination.

There were no additional public comments expressed for this agenda item.

Board member, Rachael Meyerink, made a motion that as presented, the applicant's plan to construct a residential addition at 1621 S. 2nd Avenue, would not have an adverse effect on the McKennan Park Historic District. Board member, Josh Chilson, seconded the motion. The motion passed unanimously.

C. **DEFERRED**

~~136 S. Phillips Ave., Downtown Historic District~~ ~~Norm Drake, Owner~~
~~(Board action required)~~ ~~Shawn Crowley, Architect~~

4. **Other business:**

A. Preservation Month Activities

- a. Downtown Historic projects – the past twenty-five years w/Jeff Hazard, KH Architects
May 10, 5:30 pm -7:00 @ Design Center
- b. Landscaping for historic properties w/Lance Meyerink
May 23, 6:00 pm @ Pettigrew Home & Museum
- c. Mayor’s Historic Preservation Award
 1. John Koch’s projects, various locations
 2. Perspective Architects Office, 525 N. Weber Ave.

Diane deKoeyer, staff liaison, reminded the Board members that National Preservation Month is during May. She presented the above three scheduled events and encouraged Board members to extend invitations to the public and neighborhood associations and attend these informative events. Relative to the landscape brochure for historic properties, Diane deKoeyer informed the Board members that a mockup brochure was available after the meeting for their review and comments. Once completed, several copies of the brochure will be printed and available to the public.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rob Collins and seconded by board member Lura Roti. The motion passed unanimously. The meeting adjourned at approximately 5:01 p.m.

The next meeting of the Board of Historic Preservation will be on June 14, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.