



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

DRAFT Meeting Minutes for July 12, 2017

Members Present:

Thomas Keller, Chairperson
Josh Chilson
Rob Collins
Jennifer Dumke
Stephen Jackson
Rachael Meyerink, Vice Chairperson
Lura Roti
Robbie Veurink

Public in Attendance:

Jeff Mann, Applicant – Applicant for 208 W 23rd St
Nick Weiland, Neighbor
Carlos Roa, Roa Construction INC – Applicant for 412 E 21st St
Pam Merchant, Citizen

Members Absent:

Gary Conradi
Shelly Sjovold

Staff Present:

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

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

1. Approval of the June 14, 2017, Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the June 14, 2017 meeting minutes. Member Stephen Jackson made the motion to approve the meeting minutes. Member Lura Roti 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. 208 W 23rd St., Hayes Historic District
(Board action required)

Jeff Mann, Applicant

Jeff Mann, Applicant, referenced that at the June 2017 board meeting he was approved to raze the garage structure to build new. Mr. Mann described the surrounding residential land uses and garage characteristics. Mr. Mann explained the garage is not in view from the street because it is hidden behind the house. He explained that his proposal to build a first floor garage and a half story work area. The house is stucco. Mr. Mann stated his intentions to be a good neighbor and mimic the new garage design and exterior finishes with the existing house. He stated that he will match the stucco on the south façade of the garage, and that LP siding on the remaining three facades is to be similar in width of other siding within the neighborhood. All garage windows are identified to match the style, size and material of those on the house. House windows are wood with storms. The proposed roof garage pitch would be 10:12, which is similar, but not as flat as to the roof pitch on the house. The roof shingles would match the house roof shingles.

Mr. Mann mentioned his attempts to contact surrounding neighbors. He referenced a letter of support as part of the application submittal and introduced his backyard neighbor, Mr. Nick Weiland, who is supportive of the request.

Diane deKoeyer, Board Liaison and Urban Planner, remarked the garage drawings submitted for permit issuance will need to reflect the board's decision. Mr. Mann acknowledged the comment.

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

Tom Keller, Chairperson, stated based upon the applicant's drawings, the proposed garage design is attractive and appropriate.

Board member, Rob Collins, commented that he felt it would be more historically sympathetic to the property and neighborhood if two single stall garage doors be provided rather than one double garage door. Board member Lura Roti agreed and expressed that providing two single stalls would be good and reflect the neighbor's garage door design.

Board member, Rachael Meyerink, mentioned the applicant's garage proposal is a good example of preserving the historical character of a usable home within the historic residential neighborhood and maintaining the functionality of the single family home.

Board member, Rob Collins, made a motion the applicant's request as presented to build a new garage would not have an adverse effect on the Hayes Historic District, with the following conditions:

1. The garage door include two single stall garage doors, rather than one double garage door.
2. The bottom of the roof overhang be proportionally flat and parallel to the walls.
3. The exterior siding width for the new garage be similar with other siding within the neighborhood.

Board member, Lura Roti, seconded the motion. The motion passed unanimously.

- B. 412 E. 21st St., McKennan Historic District Carlos Roa, Contractor
(Board action required)

Mr. Carlos Roa, Contractor, explained the property owners request building an addition to the existing two stall car garage. The new building addition would measure approximately eight feet wide toward the side yard and be used for storage. The new open porch addition would also extend toward the west into the back yard. A new 3'0" X 6'8" passage door would be provided on the east side of the building addition. A hip roof for building addition and the north end of the existing garage would be rebuilt to match the existing roof. The new building addition's exterior would be stucco and match the exterior garage.

Board member, Rob Collins, inquired about the style for the proposed passage door. Mr. Roa explained the door would match the residence's side door and include raised panels, but no glass.

Board member, Josh Chilson, questioned if the existing trees, along the north side would remain. Mr. Roa responded the trees would remain and that a new walkway with pavers would be constructed around the building addition.

Mr. Roa mentioned the existing garage roof cupola and weather vane would be restored. He also commented they would use the same garage windows, and the exterior stucco finish and color for the new building addition would match the existing garage materials.

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

Board member, Rob Collins, made a motion the applicant's request as presented to build a new building addition for storage would not have an adverse effect on the McKennan Historic District, with the following conditions:

1. A 3'0" X 6'8" passage door be provided with raised panels and no glass for the building addition.
2. A hip roof for the building addition and existing garage be rebuilt, and shingles and gutters to match the existing roof materials.
3. The windows and stucco for the building addition to match house.

Board member, Josh Chilson, seconded the motion. The motion passed unanimously.

4. Other business:

- A. Past Forward Conference – Bd. Member Attendance?
Chicago, IL November 14-17, 2017

Diane deKoeper, Board Liaison, Urban Planner, provided conference information and sought board member interest to attend the upcoming Past Forward Conference to be held in Chicago IL on November 14-17, 2017. Tom Keller, Chairperson, expressed that he is unable to attend the conference this year, but would be interested to attend the conference in 2018. A few other interested board members expressed they would check their availability, and let Diane know.

<https://pastforwardconference.org/pastforward2017/>

Board member, Rachael Meyerink, commented there would be another future conference opportunity for board members as the City of Des Moines, Iowa will host the 2018 National Alliance of Historic Preservation Commission's FORUM in July 18-22, 2018.

<https://napcommissions.org/forum/>

Board member, Lura Roti, stated that Tuesday, July 25, 2017, is the date for the Annual Historic Homes Tour for the Cathedral Historic District. Lura indicated she can provide tour information upon request.

B. Mayor's Historic Preservation Award

1. John Koch's Residential Property, 201 N. Spring Ave.
2. Perspective Architects Office, 525 N. Weber Ave.

Diane deKoeyer, Board Liaison, Urban Planner, provided information on two nominations, as noted above, for the Mayor's Historic Preservation Award. The Mayor's historic Preservation Award is a collaborative effort of the Sioux Falls Board of Historic Preservation and the Mayor of Sioux Falls. The Award is given annually to recognize meaningful achievements in historic preservation by an individual, organization, company, or agency through advocacy, education, investment, support, or service, and to stimulate greater public awareness and understanding of historic preservation efforts. The preservation of historic resources revitalizes neighborhoods, adds to the revenue of the community, and preserve the overall character of the city.

- C. Diane deKoeyer, Board Liaison, Urban Planner, introduced Pam Merchant, new board member, to the board. Pam expressed her sincere interest and eagerness to serve on the board. Board members introduced themselves and welcomed her to the Board of Historic Preservation.

Adjournment – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:06 p.m.

The next meeting of the Board of Historic Preservation will be on August 9, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.