



## 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 February 14, 2018

#### **Members Present:**

Thomas Keller, Chairperson  
Josh Chilson  
Rob Collins  
Jennifer Dumke  
Pam Merchant  
Rachael Meyerink  
Lura Roti  
Shelly Sjovold  
Robbie Veurink

#### **Staff Present:**

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

#### **Public in Attendance:**

Vernon Brown, All Saints Neighborhood  
Keri Ernster, Homeowner  
Dennis Jonker, D&L Remodeling  
Jarrod Smart, Smart Construction  
Nick Kappeman, Smart Construction  
Todd Stone, Stone Architects

#### **Members Absent:**

Stephen Jackson

**Call to order** – Chairperson, Thomas Keller, called the meeting to order at 4:00 p.m., welcomed board members and guests, and gave introductory comments.

#### **1. Approval of the January 10, 2018, Meeting Minutes**

Chairperson, Thomas Keller, requested a motion to approve the January 10, 2018 meeting minutes. Member Rob Collins made a motion to approve the meeting minutes with the following modification to the Hotel Phillips balcony design:

“... proposed balconies are a contemporary version of the historical building and appear to meet guardrail design codes.” *Final design to meet code rests with the architect of record.*

Member Pam Merchant seconded the motion. The motion to approve the January 10, 2018 meeting minutes passed unanimously.

#### **2. New Business**

A. Kitchen Addition at rear porch (All Saints Historic District)  
1309 S. Phillip Ave.

Jarrod Smart, Contractor  
Nick Kappeman, Contractor

The applicant is requesting to provide a kitchen addition to the rear/west side of the house that may be seen from W. 22<sup>nd</sup> St. The existing area of the addition is a covered porch. A small entrance at the addition would be provided that is similar in detail to the entrance and roof at the garage.

Jarrold Smart and Nick Kappeman with Jarrold Smart Construction are representing the owners request to expand the kitchen into the covered porch at the rear of the home. Updated drawings were provided to the board members for review in the meeting. The dimensions of the porch/proposed kitchen are 16'-3"x 8'-2". The original materials of stucco and wood trim are proposed at the kitchen addition with new windows that are consistent with same replacement windows that have been previously installed.

Member Rob Collins asked about the roof slope of the porch and matching that of the house. It appears from the original house drawings that they were designed with different pitches.

Jarrold Smart noted that the west entrance will match the gable entrance on the front entrance of the home at the east elevation. A similar entrance will be proposed at the garage and the contractor will be returning for board review of this modification in the near future.

Member Rob Collins made a motion that the proposed kitchen additional would not have an adverse effect on the All Saints Historic District. Member Lura Roti seconded the motion and the motion passed unanimously.

**B. Garage re-siding (All Saints Historic District)**  
1008 S. 3<sup>rd</sup> Ave.

Keri Ernster, Homeowner  
Dennis Jonker, Contractor

Due to deterioration of the wood siding and passage door, as well as the homeowner's desire to reduce maintenance of the garage, she is requesting to install vinyl siding that will match in color to the house steel siding.

The house and single car garage were constructed in 1912 and are both contributing to the All Saints Historic District. The original siding on the garage is cedar Dutch lap. The south side of the garage has more damage to the siding due to the slope towards the garage rather than away for proper drainage. The passage door located on the south side of the garage is in poor condition and doesn't completely close or seal the garage. The proposed vinyl for the garage is a narrow lap siding and the color matches the steel siding that exists on the house. The owner would also like to add windows to the south side of the garage for natural light.

Member Rob Collins proposed modifying the slope on the side of the garage to drain away from the garage regardless of what modifications would be made to the garage siding. After some research on his phone, Rob found that a vinyl Dutch lap siding is available and proposed to the homeowner and contractor to consider using this to match the original siding in lieu of the proposed 4" lap siding.

Member Rachael Meyerink complimented the homeowner for saving the one stall garage structure and wanting to repair it.

On review of the Secretary of Interior Standards, any modifications from a structure that could be seen from the street are what is required for review. Diane proposed to the board to consider allowing the homeowner to reside the north, south and east facades to be resided with vinyl and leaving the original materials on the west façade that is street facing.

After additional discussion, Member Rachael Meyerink made the motion that residing the north, south and east facades with a vinyl Dutch lap siding; adding vinyl windows to the south façade and a new passage door to the north façade; adding a vinyl soffit that follows the slope of the eave and leaving the west façade with the original materials would not have an adverse effect on the All Saints Historic District. Member Josh Chilson seconded the motion and the motion passed unanimously.

**C. East Side Fire Station Façade Easement**  
600 E. 7<sup>th</sup> Street

Todd Stone, Applicant

Todd Stone responded to the City of Sioux Fall's RFP to purchase the East Side Fire Station. The structure is currently vacant but had been previously used by Parks & Recreation for offices and storage. The structure is currently located adjacent to Heritage Park and has been rezoned for LW, Live Work.

As noted in the application, Todd's request for \$125,000 for the façade easement includes the following: Power washing the exterior, replacing brick as needed and re-tuck point the exterior of the building to bring the building back to life along with a new roof, flashing, metal parapet cap, windows, doors, landscaping, electrical, etc. to complete the project. They also plan to add sun shade devices to the south and west side of the building to improve energy performance and reduce solar heat gain. The existing signage will require restoration. He also intends to register the building with the State and National Historic Register.

The board identified their support for the project.

**3. Other Business**

**A. Past Forward Report**

Member Jennifer Dumke reviewed the report that was provided in the packet. One of the main items that she learned from the conference was use of social media to reach the community.

**B. Preservation Moth Activities**

1. Window Restoration – Member Rachael Meyerink will research a speaker for repairing and restoring wood windows.
2. Masonry Restoration – Member Lura Roti will research a contractor for maintaining and tuckpointing masonry.

**C. By-Laws Review**

Due to time, Diane noted that in the current by-laws, public input is not included but asked that if the board wants to include it, they will need to be revised and approved by City Council.

**Adjournment** – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:11 p.m.

**A work session meeting of the Board of Historic Preservation to discuss strategic planning will be held on March 14, 2018, at 3:00 p.m. in the Commission Room on first floor of City Hall.**

**The next regular meeting of the Board of Historic Preservation will be on March 14, 2018, at 4:00 pm, in the Commission Room on first floor of City Hall.**