



## 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 April 11, 2018

#### **Members Present:**

Josh Chilson  
Rob Collins  
Stephen Jackson  
Thomas Keller  
Pam Merchant  
Rachael Meyerink  
Lura Roti  
Shelly Sjovold  
Robbie Veurink

#### **Members Absent:**

Jennifer Dumke

#### **Staff Present:**

Russ Sorenson, Urban Planner

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

John Seitz, Washington Pavilion  
Scott Stratman, Washington Pavilion  
Elizabeth Squyer, Architecture Inc.  
Tim Krueger, City Public Works - Engineering  
Nancy Stratman, Homeowner  
James Jacobson, Homeowner  
Jarrod Smart, Jarrod Smart Construction  
Nick Kapperman, Jarrod Smart Construction  
Pat Kelly, Homeowner  
Merrick Keller, Young Preservation Student

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

#### **1. Approval of the March 14, 2018, Meeting Minutes**

Vice Chairperson, Rachael Meyerink, requested a motion to approve the March 14, 2018 meeting minutes. Member Josh Chilson made a motion to approve the meeting minutes as presented.

Member Lura Roti seconded the motion. The motion to approve the March 14, 2018 meeting minutes passed unanimously.

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

- A. 301 S Main Ave. Canopy Addition on Main Ave  
Downtown Historic District  
(Board action required)

Washington Pavilion  
Liz Squyer, Architecture Inc.

Applicant, Liz Squyer, Architecture Inc., introduced Washington Pavilion client representatives, John Seitz and Scott Stratman and explained the project. Liz Squyer commented the east building entrance from Main Avenue is a pick up and drop off area for the Washington Pavilion. The addition of a covered entrance canopy is free standing and would protect the granite steps and a portion of the pedestrian sidewalk. The intent is to protect Pavilion visitors from the elements. The canopy structure will be a free standing glass canopy system, supported with metal tube steel, approximately 17' 10 ½" in height from the top of sidewalk to the bottom of the steel framing. The steel framing will be welded and painted a silver metallic color finish, that will complement the Pavilion's Cinedome roof color, and the new Washington Square building structure located across Main Avenue to the east. Small LED lights will accent the canopy. The nosing of the granite stairs will be etched for grip. The quartzite retaining wall adjacent to the stairs and proposed canopy will be rebuilt as well. Existing building signage (over the canopy) and entry lighting fixtures to remain.

According to City Public Works Engineering, in their review of these types of encroachments (15 feet or more above grade), Engineering has made the decision to follow the guidelines for encroachments at heights of 15 feet or less; hence the allowance for the canopy covering to extend only 2/3 into the sidewalk.

Mr. John Seitz, Washington Pavilion, commented the canopy structure has been in the planning stage for a long period of time. The Main Avenue entrance is a non-wheel chair access. With inclement weather, or moisture on the existing granite steps, they become very slippery and hazardous. The canopy will cover the steps.

Vice Chairperson, Rachael Meyerink, briefly summarized the request as being adding a canopy structure that will be a free standing glass canopy system supported with metal tube steel.

Member Pam Merchant mentioned that this is a canopy structure, open on all sides. She inquired about structural integrity regarding snow accumulation and melting on the canopy top and about drainage. Applicant, Liz Squyer, responded the canopy is sloped ¼" per foot and that drainage gutters and downspouts will be attached to the structure and drain into nearby garden area. John Seitz, Pavilion representative, acknowledged that in the future, the existing granite stairs may be modified to allow installation of in-stair heat for safety.

Member Pam Merchant commented that although the proposed silver metal paint color will closely match to the Pavilion's Cinadome roof color, the structure design reminds her that it is similar to that of a local bus stop shelter. She mentioned the canopy would have a small building footprint.

Vice Chairperson, Rachael Meyerink, inquired if other color choices for the canopy were considered, such as the green color on the Pavilion's existing windows. Liz Squyer replied the client wanted to keep the color light and shiny.

Board member Rob Collins, expressed the proposed detached canopy design, scale, and materials are differentiated from the main structure, in accordance with Secretary of the Interior's Standards.

No public comments were received.

Board member Pam Merchant made a motion to approve the free standing canopy structure proposal on the east entrance for the Washington Pavilion, located at 301 S Main Avenue, as it would not have an adverse effect on the Downtown Historic District.

Member Stephen Jackson seconded the motion. The motion passed unanimously.

Board Member Thomas Keller arrived at the meeting, and presided as Board Chairperson for the remainder of the meeting.

- B. 1309 S Phillips Ave. Second story addition to existing detached garage; and secure/refurbish portions of existing carport roof and structural support elements  
All Saints Historic District  
*(Board action required)*
- Patrick Kelly, Owner  
Jarrod Smart, Contractor

Russ Sorenson, city staff liaison, announced to the board members that for the record on this particular application, two neighbors expressed their support for the owner's requests via email. Russ mentioned that copies of the email communications were included as part of the Board's information packet.

Jarrod Smart, contractor, representing the owner, Patrick Kelly, explained the application request is for a second story addition to existing detached garage and to secure/refurbish portions of existing carport roof and structural support elements on the subject property. Mr. Smart mentioned that both structures are not in great shape. He referenced various photograph and drawing document submittals, and mentioned the property is a corner lot and the original access to the garage was previously from Phillips Avenue. Currently, access to the existing garage is off 22<sup>nd</sup> Street. Mr. Smart commented the owner enjoys wood working and would like a wood working shop in the new upper level and have parking in the two lower garage stalls. They propose to include similar design details and materials from the existing house and incorporate them into the new garage structure. Mr. Smart commented the existing height for the house is approximately 31' 9". The proposed two story garage height would be approximately 24' 11" which would be in keeping with scale aspect as outlined in the Secretary of Interior's Standards for new construction and additions.

The homeowner, Mr. Patrick Kelly, remarked the existing garage was originally a single stall garage, but has been modified over the years. The existing garage footprint is not changing. The existing access to the garage would remain off 22<sup>nd</sup> Street, which is not considered a major street.

Board member Lura Roti left the meeting.

Board member Pam Merchant commented from 22<sup>nd</sup> Street the existing garage has a carriage house design appearance.

Mr. Kelly replied the proposed second story would be functional as a wood working shop and also have a hayloft door, to accommodate loading and unloading of wood materials and completed projects. Mr. Kelly and Jarrod Smart explained the carport is structurally unsafe and it is necessary to secure/refurbish portions of existing carport roof and structural support elements.

Russ Sorenson, city staff liaison, announced to the board members that for the record on this particular application, two neighbors expressed their support for the owner's requests via email.

Mr. James Jacobson, a neighboring property owner at 1308 and 1310 S Phillips Avenue voiced his support for the garage addition and improving the structural integrity for the carport structure. He complimented Mr. Kelly's and Mr. Smart's workmanship on the residential renovation currently underway. Mr. Jacobson stated the second story addition, as proposed, does not change the footprint and is already setback from 22<sup>nd</sup> Street.

Mrs. Nancy Stratman, a property owner at 13 12 S Phillips Avenue, was present at the meeting to support the project as well.

No additional public comments were received.

Board discussion ensued. Board Chairperson, Thomas Keller, commented that he liked the project proposal as it was functional, and the design and materials were similar, yet differentiated from the house. He noted the homeowner desires to modernize an existing accessory structure, and still be sensitive to the historic aspects of the existing house and neighborhood.

Board member Rob Collins remarked that although the applicant is proposing a good design, in the context of this property, he has some pause for the garage structure going from one story to two stories.

Board Chairperson Thomas Keller mentioned that in this case the garage cannot dwarf the existing house.

Board member Rachael Meyerink commented the existing house and garage structures are historic, yet the design is progressive with the proposed second story garage addition. She mentioned that although the proposed appearance is similar to that of a carriage house, and the design looks good, she asked if there should be consideration to differentiate the proposed garage even more from the house.

Mr. Kelly requested an opportunity to respond. The Board Chairperson acknowledged the applicant's request. Mr. Kelly noted the proposed garage design is conducive to the carriage house era and that there are several other two story garages existing within the neighborhood. Mr. Kelly mentioned options for consideration maybe to install panelized shingles on the upper story, or soften the stucco texture on the garage. Mr. Kelly also noted the vertical board-and-batten details on the house, are not depicted on the proposed garage plans. He suggested that a thinner board-and-batten could also be used, and perhaps matching the texture on the lower level of the house, for the garage.

Board Chairperson Thomas Keller stated that for him, the suggested modifications for the garage are acceptable. He mentioned that garage design and materials should complement, rather than look like the original house.

Board member Rachael Meyerink commented set the tone and remove the vertical board-and-batten detail

Mr. Kelly noted the vertical board-and-batten details on the house, are not depicted on the plans for the proposed garage. He proposed that a thinner board-and-batten could also be used, and perhaps matching the texture on the lower level of the house, for the garage.

Board member Rob Collins suggested the decorative corbels - a projection jutting out from the wall to support the roof line eave – also be compatible in terms of scale and materials, but not replicative in design.

Board member Rachael Meyerink made a motion to approve the carport renovation for portions of the existing carport roof and structural support elements, and the new second story addition to the detached garage, located at 1309 S Phillips Avenue, provided the garage addition does not have any vertical board-and-battens and that a different stucco texture is used on the second story. Such improvements would not have not have a negative effect on the historic property or All Saints Historic District.

Board member Shelly Sjovold seconded the motion. The motion passed unanimously.

### **3. Other business:**

- A. Mayor's Historic Preservation Award  
1312 S Phillis Ave. – John and Nancy Stratman, owners

Russ Sorenson

Russ Sorenson, city staff liaison, explained 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.

Russ Sorenson presented the 2018 residential nomination for the Mayor's Historic Preservation Award to the Board of Historic Preservation for their review and recommendation. The 2018 nomination is for John and Nancy Stratman's residential renovations for 1312 S Phillips Avenue. The subject property is located within the All Saints Historic District in Sioux Falls. The subject property located at 1312 S Phillips Avenue was developed for residential use in 1915. The residential structure and garage are listed as contributing to the historic district. Finished in clapboard siding, this two-story dwelling has an open one-story porch across the front façade, and features a two-story bay surmounted by a gabled dormer.

Current home owners are John and Nancy Stratman. Before purchasing the subject property, it is important to know the Stratmans appeared before the Sioux Falls Board of Preservation meeting in February 2017 to further explore and evaluate renovation options. A neighbor in attendance at the

meeting commented the house was vacant and in disrepair and the proposed renovations to the house would be a historic district neighborhood improvement.

The Stratman’s application submittal to renovate the front/west façade and the rear/east façade, replace windows, tear down the existing dilapidated garage and replace with another garage structure was deemed exemplary and much appreciated by Board members in conducting their review.

James Jackson, property owner of 1308 and 1310 S Phillips Avenue, and neighbor to the Stratman’s, commented that it is great of the City Of Sioux Falls to recognize efforts of citizens in preserving historic structures in residential neighborhoods. He expressed his sincere appreciation for the Stratman’s work to preserve the residential structure located at 1312 S Phillips Avenue and endorsed the Stratman’s nomination for the 2018 Mayor’s Award.

Nancy Stratman was present at the meeting. On behalf of her husband John and herself, she graciously expressed their appreciation for the Board’s consideration of the 2018 Mayor’s Award nomination.

No further public comments were received.

Board member Rachael Meyerink expressed her appreciation for the Stratman’s to save the porch kneewall and commented the house improvements look great.

Board member Stephen Jackson made a motion to endorse the nomination of 1312 S Phillips Avenue by John and Nancy Stratman for the 2018 residential nomination for the Mayor’s Historic Preservation Award. Board member Rob Collins seconded the motion. The motion passed unanimously.

B. Preservation Month Activities

Russ Sorenson

1. Sioux Falls BoHP – May 2, 10, and 16 @ Orpheum Theater (6:30 – 8:30 p.m.)
2. Missouri Valley Regional Conference in Vermillion, SD – May 16-18

Russ Sorenson mentioned that in keeping with the board’s mission to educate the public about historic preservation, there are three (3) workshops and a regional conference planned in May. Russ distributed postcards to the board members about the three workshops that will be held at the Anne Zabel Studio at the Orpheum Theater. Time schedule and presenters include:

May 2	6:30 – 8:30 pm	Residential Landscapes	Lance Meyerink, Groundwater - presenter
May 10	6:30 – 8:30 pm	Window Restoration	Ben Brunick - presenter
May 16	6:30 – 8:30 pm	Masonry Restoration	Gene Rollinger - presenter

Russ Sorenson noted a regional conference will also be held in Vermillion SD from may 16 – 18, 2018.

May 16-18 Regional Conference in Vermillion SD                      Ted Muenster, Vermillion HPC

(see link below for time and locations)

[http://cchpc.org/event/missouri-valley-historic-preservation-conference/?instance\\_id=2](http://cchpc.org/event/missouri-valley-historic-preservation-conference/?instance_id=2)

**Adjournment** – Motion to adjourn made by Pam Merchant. Seconded by Stephen Jackson. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:08 p.m.