



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 Special Meeting Minutes for May 23, 2018

Members Present:

Josh Chilson
Jennifer Dumke
Stephen Jackson
Thomas Keller
Rachael Meyerink
Shelly Sjovold

Members Absent:

Rob Collins
Pam Merchant
Lura Roti
Robbie Veurink

Staff Present:

Diane deKoeper, Urban Planner, BoHP Staff Liaison
Russ Sorenson, Urban Planner

Public in Attendance:

Sam Assam, Property Owner
John and Nancy Stratman, Award Recipients
Katrina Lehr-McKinney, All Saints Neighborhood Association
Lavern Forsch
Clinton Brower
Kathrine and Tom Schnabel, All Saints Neighborhood Association
Richie Strege, R S Masonry Restoration
Harold Julsrud, Consultant
Andrew Chontos, Homeowner
Brad Weber, Contractor, Weber Construction

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

1. Approval of the May 9, 2018, Meeting Minutes

Diane deKoeper, Board of Historic Preservation Staff Liaison, commented the DRAFT May 9, 2018 meeting minutes were transcribed and completed today. Copies of the DRAFT meeting minutes were distributed to Board members for their review, with final action to be taken at the Board's June 13, 2018 meeting. The DRAFT meeting minutes will be posted to the Board's website page -

<http://siouxfalls.org/mayor/boards-commissions/historic-preservation-bd/preservation-board>

No action was taken by the Board on this item.

Vice Chairperson, Rachael Meyerink, announced that Item #3, 2018 Mayor's Award for Historic Preservation would be the next item on the agenda.

3. Other business:

- A. Mayor's Historic Preservation Award John and Nancy Stratman
1312 S Phillis Ave.
All Saints Historic District

Diane deKoeyer, Board of Historic Preservation 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.

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 was constructed 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.

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.

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.

Current home owners, John and Nancy Stratman were present to receive the Mayor's Historic Preservation Award.

No further public comments were received.

On behalf of the Board, Diane deKoeyer, expressed her appreciation for the Stratman's to save the porch kneewall and commented the house improvements look great.

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

2. New Business

- A. 1005, 1023, 1027 S. Dakota Ave. and 414 W. 19th St. Sam Assam, Property Owner
Raze structures
Sherman Historic District
(Board action required)

The applicant is requesting to raze four structures, three of which are contributing properties (1005, 1027 S. Dakota Ave. and 414 W. 19th St.) to the Sherman Historic District. Although not included in a historic district, the commercial properties to the west, adjacent to Minnesota Ave., will also be razed for a commercial development for the site. The property owner indicated that he was unaware that the homes were in a historic district. Sam provided photos of the homes in their current condition.

Sam explained that his intention to develop the property would be similar to what was developed at 26th St. and Minnesota Ave. where Walgreens is located with a large buffer yard to the east where adjacent to residential properties. Sam also shared the idea that if approved with razing the structures he could provide townhomes, or something similar to replace the housing stock, but with reduced area to allow for the commercial development.

Member Meyerink asked if the applicant has had a structural analysis on the homes to determine their integrity for saving them. Sam confirmed that he has not since his intention is to develop the property for commercial use.

Chairperson Keller asked the applicant if the development could occur without removing the structures. Sam stated that he didn't believe there was adequate room for both the single family homes and the commercial development.

Katrina Lehr-McKinney, President of the All Saints Neighborhood Association asked if she could read a letter to the board members sharing their concerns for razing the structures and development at this location. See attached letter.

Andrew Chontos a residence in the All Saints Historic District stated that he felt that the properties were very dilapidated.

George Hamilton from the All Saints Neighborhood asked questions of the review process and how the property could be developed with the current homes in place. George was interested if the developer could buy rear yard property of the homes that could be added to Sam's commercial development. Sam doesn't have a defined client at this time, so he's unable to confirm if this is possible.

Member Meyerink provided information to other board members, that losing these contributing properties would decrease the Sherman Historic District by 5%.

After much discussion, Member Sjovold made the motion that razing the structures at 1005, 1023, 1027 S. Dakota Ave. and 414 W. 19th St. would have an adverse effect on the Sherman Historic District. Member Jackson seconded the motion and the

- B. 1100 S. 1st Ave. Garage and porch addition
Raze structures
All Saints Historic District
(Board action required)

Brad Weber, Contractor
Andrew Chontos, Homeowner

Note: This item was deferred to the June 13 meeting for further review when a member had to leave at 5:30 and there was a lack of a quorum. Motion was made by Member Chilson and seconded by Member Jackson. Motion passed unanimously.

The above noted address is located in the All Saints Historic District. The applicant is requesting to construct a new garage. The existing garage will be used for storage. New prefinished, metal, white soffits are proposed for the existing house and new garage. The white soffits would be consistent with the white fascia and window trim.

The applicant is proposing to increase the size of the front porch to make it functional for seating. The existing porch is 7'-8" wide and the proposed porch would be 23'-4" wide. In the future the homeowner may consider a handicap ramp for the mother in-law. The ramp would be located from the driveway up to the porch with the intent that it blend in with the house materials as well as possible.

Two options were shown for board discussion for the new porch. Option 'A' identifies brick columns for the porch to blend in with the brick façade of the house. Option 'B' identifies wood columns for the porch to contrast the existing brick on the house. In either option, a new roof over the entire porch would be added. This would eliminate a smaller existing roof that spans the same area as the proposed porch. An existing pyramidal roof is located over the front entrance that would require modification for the increased depth of the entrance. The slope of both roofs would be steeper (existing roof slopes are not identified on drawings). Railings at the porch would not be required if the height of the porch exceeds 30". Base of porch would be faced with brick with a soldier course at the top to tie in with the existing soldier course on the house. Applicant would salvage brick from house where garage addition is proposed. Any new brick added to the porch and house that can't be salvaged will require board approval for a match. Existing and new brackets are proposed at the porch.

The proposed garage addition would be located south of the house at the west façade. Garage would be 30'-0" wide and 26'-6" deep. It would be setback 2'-6" from the house. Brick would be located on the west and south facades with lap siding located on the east façade facing the backyard. Existing door at south façade would remain and entrance to the house from the new garage. There are two sets of four windows, first and second story's, that exist on the south façade that would be covered up by the new garage. The contractor noted that he would try to keep as many upper story windows as allowed by the roof pitch of the new garage. A basement window would also be eliminated due to the addition.

Adjournment – Motion to adjourn made by Josh. Seconded by Stephen. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:30 p.m.



May 23, 2018

To Whom It May Concern/Board of Historic Preservation:

The mission of All Saints Neighborhood Association is to foster a safe, happy, and beautiful neighborhood. Within the context of this mission is the work that our association does to advocate for housing availability in our neighborhood, because frankly - without housing, no neighborhood would exist. And without diverse housing options, our neighborhood vitality is greatly decreased.

It is our understanding that the applicant wishes to demolish housing and update zoning on the 1000 block of Dakota Avenue South from residential to commercial. The neighborhood association opposes their proposal for the following reasons:

1. Housing in All Saints neighborhood is currently in demand. Losing residential zoned property in our neighborhood will be a detriment to the livability and demand for housing in our central neighborhood.
2. Our association supports housing of all kinds. Rental properties and owner-occupied properties are both valued greatly. Housing for diverse household incomes is also valued. The purpose of this letter is to advocate for housing within our neighborhood – whether it is single or multi-family.
3. All Saints Neighborhood Association does not support property owners who use neglect as a way to make a self-fulfilling prophecy for demolition. If these houses are razed because they are in too tough of shape, this will do nothing but further set an example for property owners in other historic districts.
4. Properties adjacent to this block are registered historic, therefore changing zoning to commercial will have a detrimental effect on the historic district designation. The Sherman Historic District is very small; losing any home in the district will put it at risk for losing historic designation.
5. As a core neighborhood with defined boundaries, we strongly support the city's current legal zoning map. Commercial encroachment into existing historical core neighborhoods can increase commercial traffic, increase vehicle noise, reduce aesthetic, lower residential property values, damage housing stock, challenge historic value, and reduce quality of life. This is why our city created and uses zoning regulations and we support those laws.

We look forward to working proactively with the property owners, the Board of Historic Preservation, and the City of Sioux Falls on this issue.

Respectfully,


Katrina Lehr-McKinney, President
All Saints Neighborhood Association