

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 Regular Meeting Minutes for June 13, 2018

Members Present:

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

Members Absent:

Josh Chilson

Staff Present:

Diane deKoeper, Urban Planner, BoHP Staff Liaison

Public in Attendance:

Steve Swanson, Swanson & Miller Construction
Andrew Chontos, Homeowner
Brad Weber, Weber Construction
Clara Jacob, Homeowner
Andrew Wieting, Homeowner
Harald Julsrud
Cheryl Rath
Bruce Danielson, Media

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 May 9, 2018, Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the May 9, 2018 meeting minutes. Member Lura Roti noted that on page 13 Member Meyerink was credited with two items and it should have been Member Lura Roti instead. The May 9th minutes will be updated with this information.

Member Pamela Merchant made the motion to correct the minutes as mentioned by Member Roti and Member Shelly Sjovold seconded the motion. The motion to approve the May 9, 2018 meeting minutes with corrections passed unanimously.

2. Approval of the May 23, 2018 Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the May 23, 2018 meeting minutes. Member Rob Collins noted that on page 3 Item 2A last paragraph, last sentence should read:

Member Jackson seconded the motion and the motion passed unanimously.

Member Rob Collins also noted that on page 4 Item 2B third paragraph, seventh sentence should read:

Railings at the porch would not be required if the height of the porch does not exceed 30"

Member Rob Collins made the motion to correct the minutes as mentioned and Member Rachael Meyerink seconded the motion. The motion to approve the May 23, 2018 meeting minutes with corrections passed unanimously.

3. New Business

A. 1100 S 1st Ave.

All Saints Historic District

Andrew Chontos, Homeowner

Brad Weber, Weber Construction

Note: This item was deferred from the May 23 meeting for further review.

Brad Weber summarized the changes proposed to the project from the May 23 meeting. As noted at that meeting, moving the garage further to the east was preferred so that the homeowner could retain the existing windows on the south façade of the home. New drawings indicate the proposed garage would be moved 11'-6" to the east. The passage door at the garage is proposed as a two panel door with a transom lite above. The contractor noted that the brick for the garage will be new and is difficult to match and be lighter in color with matching texture to the existing brick on the house. All existing brick on the house, inside the proposed garage will remain.

Member Rachael Meyerink asked for clarification on the two doors going into the house from the garage. The contractor reported that the west door would be closed off and the south entrance door would remain.

Member Lura Roti requested a review of the porch roof modifications. Brad Weber reported that the roof type would remain the same, but brought out from its current location approximately 5' to a total dimension of 8'-6". An expanded porch to the north would add 7'-8" and 8'-0" to the south. Because the porch height would be less than 30" railings are not required, but a handrail at the stairs would be provided. The homeowner would also like to add a temporary ramp to the porch for his mother-in-law to access the home.

Member Rachael Meyerink noted that she preferred Option 'A' with a wood base at the porch in lieu of the brick. This distinguished the porch addition as new in lieu of original to the house.

Member Rachael Meyerink commented that the addition of the garage was not consistent with the Secretary of Interior Standards. If there was a link from the existing home to the proposed garage to make it identifiable as a later addition to the house would make it more acceptable. On further discussion the contractor, Brad Weber in consultation with the homeowner proposed stepping the area of the garage with the passage door back and using a 4" lap siding similar to what will be used on the east side of the garage. The roofline would also be modified where it's stepped back to create a "link" appearance to contrast the garage addition.

Member Rob Collins asked what type of metal soffit was proposed. Contractor, Homeowner Andrew Chontos indicated that a flat painted plywood is used for the soffits currently, but when the home was being re-roofed he found that tongue and groove was found and probably original to the house. Mr. Chontos is requesting to use a metal soffit system. After some discussion, Mr. Chontos agreed that a subtle v-groove soffit would be used.

Chairperson Tom Keller summarized the proposed motion for board review:

Option 'A' for the new porch addition would not have an adverse effect, a metal soffit with a subtle v-groove appearance would not have an adverse effect and the proposed garage with a link with lap siding and modified roof between the house and garage doors would not have an adverse effect on the All Saints Historic District.

Member Rachael Meyerink approved Tom's motion that it would not have an adverse effect on the All Saints Historic District. Member Pam Merchant seconded the motion and the motion passed unanimously.

- B. 1623 S. 2nd Ave., Clara Jacob, Homeowner
McKenna Park Historic District

The homeowner is requesting to raze the garage structure. Although it is original to the house, the garage is too small for modern day vehicles and is dilapidated. The garage is contributing to the property and the district.

The existing garage is original to the house and in very poor condition as exhibited by the images. The owner would like to raze the structure before it falls down. She does not intend to rebuild a new garage at this time, but in the future or if she sells the property, a future home buyer can rebuild. The Secretary of Interior Standards for new construction will apply if a new garage is constructed.

Ms. Jacob provided the dimensions of the existing garage as 12'-4" wide, 18'-5" deep and 9'-3" tall. Each of the two wood doors that swing outward are 4' wide and 7' tall.

Member Rachael Meyerink made the motion that razing the garage structure at 1623 S. 2nd Ave. will not have an adverse effect on the McKenna Park Historic District. Member Lura Roti seconded the motion and the motion passed unanimously.

- C. 1015 S. Phillips Ave. Andrew Wieting, Homeowner
All Saints Historic District

The homeowner was asked to cease work by Building Services since they did not have a building permit for installing stone on the exterior of the house. The building permit that they had on site was for work in the basement bathroom.

Mr. Wieting stated that he has hired several different contractors to repair and patch stucco on the house and hasn't found anyone to do satisfactory work. The owner has started to install the stone on the front façade and columns to give it a contrasting aesthetic in lieu of the stucco that isn't consistent with the existing stucco on the house. Mr. Wieting contends that the material being used on the house is a natural stone and not a cultured man-made stone. Mr. Wieting provided images of other homes in or around the district where natural stone has been used. One of the homes identified is located on the boulevard and is new construction and with a natural stone. Another home is on S. 2nd Ave. and was refaced with natural stone. The modifications made to this home were not approved by the board as it was permitted when new software was installed with Building Services and it was not identified in the McKenna Park Historic District for review.

Mr. Wieting noted that the original material on the house was a painted CMU (concrete masonry unit).

Member Rob Collins reviewed the images provided by the Siouxland Heritage Museum as part of the packet and wasn't able to see any indication of the block.

Member Rachael Meyerink mentioned that if the homeowner is interested there is a matching grant fund from Deadwood that he could apply for stucco repairs on the house.

Diane said she would contact Neil King, an inspector with the city to see if he had recommendations on stucco contractors for the Wieting residence. Neil King went out to the residence to verify if the stone is natural or cultured and provided the photo below. Neal noted that it appears to be cultured stone. Although there are very few stucco craftsman in the area, the following names were given to Mr. Wieting by email on June 14.

Stansbury Lath Drywall, Canton	605-987-4421
Michael Johnson Contracting, Sioux Falls	605-231-9009
RS Masonry, Sioux Falls	612-387-9517



The applicant has the option a) to remove the stone from the house and pursue work with a contractor to re-stucco the house; b) request to the board to add natural stone to the house façade and c) request to the board to add cultured stone to the house façade.

- D. 114 E. 20th St. Steve Swanson, Swanson & Miller Construction
All Saints Historic District

The homeowner is requesting to modify the existing two single wide overhead doors to a single double wide overhead door so that their vehicles will fit better. The column and beams would be removed and

replaced with a new beam to support the one large door.

Board members discussed with the contractor the appearance of the garage doors. Member Rob Collins brought a printout (see below) of a single, double wide garage that appears to be two single garage doors and is more complimentary to historic garages.



Member Rob Collins made the motion that replacing the two single garage doors with one single wide garage door would not have an adverse effect on the All Saints Historic District. Member Shelly Sjovold seconded the motion and the motion passed unanimously.

4. Other Business
A. Election of Officers

Member Tom Keller has served as Chairperson of the Board for two consecutive years and has done an outstanding job. Thank you Tom!

With the election of new officers, Member Lura Roti made the motion to appoint Vice Chairperson Rachael Meyerink as Board Chairperson for the upcoming year. The motion was seconded and the motion passed unanimously.

Member Pamela Merchant made the motion to appoint Rob Collins as Vice Chairperson to the board for the upcoming year. The motion was seconded and the motion passed unanimously.

Adjournment – Motion to adjourn made by Rob. Seconded by Pam. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:18 p.m.