

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 July 11, 2018

Members Present:

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

Members Absent:

Staff Present:

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

Public in Attendance:

Kathrine Schnabel, All Saints Neighborhood
Jill Goud, All Saints Neighborhood
George Hamilton, All Saints Neighborhood
Katrina Lehr-McKinney, All Saints Neighborhood
Brad Peterson
Danica Peterson
Alex Halbach
Dan Santella, KELO TV
Sean W, KELO TV

- 1. Call to order** – Vice Chairperson, Rob Collins, called the meeting to order at 4:02 p.m., welcomed board members and guests, and gave introductory comments.
- 2. Approval of the June 13, 2018, Meeting Minutes**
(Board action required)
Vice Chairperson, Rob Collins, requested a motion to approve the June 13, 2018 meeting minutes. Member Lura Roti made the motion to approve the minutes as presented. Pam Merchant seconded the motion. The motion to approve the June 13, 2018 meeting minutes passed unanimously.
- 3. Update of By-laws**
See Article VII (page 3) Order of Regular Meeting or Public Meeting.
Consider adding the following to meeting agendas as noted for item #3:
Public input on non-agenda items
(Five minute comment period per individual)
(Board action required)

Vice Chairperson, Rob Collins, expressed that for the proposed by-laws amendment that he would like to add the word “maximum” be added so that the amendment reads:

Public input on non-agenda items

(Five minute maximum comment period per individual)

Other members acknowledged agreement.

There were no public comments expressed.

Pam Merchant made a motion to approve the proposed by-laws amendment, and adding the word “maximum” so that the amendment reads:

Public input on non-agenda items

(Five minute maximum comment period per individual)

Shelly Sjovold seconded the motion. The motion to approve the by-laws amendment passed unanimously.

4. Public Input on Non-agenda Items

There was no public input expressed on non-agenda items.

5. New Business

A. Case Report for Dakota Ave. Properties Diane deKoeper

(Board action required)

Diane deKoeper, Urban Planner, BoHP Staff Liaison, presented the completed Case Report to the State Historic Preservation Office (SHPO) for 1005, 1023, and 1027 S Dakota Avenue and 414 W 19th Street properties. She noted the property owner is Johnson Properties, LLC, Justin Johnson and the applicant is Sam Assam.

The applicant requests razing 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., would also be razed for a commercial development for the site. The applicant indicated that he was unaware that the homes were in a historic district. Photographs of the homes in their current condition were reviewed at the Board’s May 2018 meeting. At the Board of Historic Preservation’s May 23, 2018 meeting, the Board determined razing the structures would have an adverse effect on the Sherman Historic District.

Vice Chairperson, Rob Collins invited meeting attendees to provide comments on the case report.

All Saints Neighborhood residents attended this meeting. Mr. George Hamilton, All Saints Neighborhood resident, expressed that he had no further comments on the case report. Ms. Katrina Lehr-McKinney, All Saints Neighborhood resident, inquired about item #3 of the case report regarding if the applicant’s proposed commercial redevelopment of the property is a feasible and prudent alternative. Diane deKoeper, Urban Planner, BoHP Staff Liaison, responded that in addition to a possible commercial development that there has been discussion of a conceptual plan to also build small townhouses on the subject property. She noted that no plans were officially submitted by the applicant.

Board member, Tom Keller, arrived at the meeting.

Board member Shelly Sjovold commented the applicant did not provide any additional information for the case report.

Board member Pam Merchant asked what the Board could do to assist citizens to not allow properties to go into disrepair.

Diane deKoeyer responded that it comes down to property sales disclosure and education that informs potential buyers that certain properties are contributing and located within designated historic districts. Additionally, the city's property code enforcement TEAM addresses property and structure conditions, and works within a certain timeline before buildings can be razed.

Pam Merchant also encouraged Board members continue providing public awareness and education through historic preservation education assistance, forums, tax incentives or moratoriums, Deadwood Grant Funding Program, and encouraging residential house flipping. Pam Merchant commented that she would like to be better informed about the city's property maintenance ordinance and enforcement. She requested a future learning opportunity, be presented by city staff, as part of a meeting agenda item, for the Board. Diane deKoeyer acknowledged the request and asked Matt Tobias, Code Enforcement Manager to attend the August 15 meeting.

Board member Lura Roti asked how the Board can encourage and support historic property sales disclosures. It was noted by Tom Keller that such sales disclosure action would require State legislative action(s). Jennifer Dumke is a licensed realtor and noted that even on a disclosure form, a homeowner can acknowledge that they are unaware if the property is in a historic district and still sell a property. Pam Merchant asked if the Board could prepare a letter of support for sales disclosure of property located within designated historic districts?

Diane deKoeyer replied yes, the Board could draft an advocacy letter on this topic. She also suggested this topic discussion be tabled as it is not on the meeting agenda. Rob Collins, Vice Chairperson, suggested the topic be placed on next month's meeting agenda and the Board work on an advocacy letter as a committee.

There were no further public comments expressed on the case report agenda item.

Tom Keller made a motion to approve the case report to the State Historic Preservation Office (SHPO) for 1005, 1023, and 1027 S Dakota Avenue and 414 W 19th Street properties. Shelly Sjovold seconded the motion. The motion passed unanimously.

B. August meeting will be held on August 15 Diane deKoeyer
in lieu of August 8, 2018.
(Board action required)

Diane deKoeyer mentioned the BoHP's August meeting will be held on August 15th, in lieu of August 8, 2018, due to staff's availability. There were no public comments expressed.

Tom Keller made a motion to hold the Board of Historic Preservation's August meeting on August 15, 2018, 4:00 pm, at the City Center, Conference Room 110, located at 231 North Dakota Avenue. Pam Merchant seconded the motion. The motion passed unanimously.

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6. Other business:

There was no other business presented.

Adjournment – Motion to adjourn meeting was made by Tom Keller. Seconded by Pam Merchant. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 4:25 p.m.