



*Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls*

**Regular Meeting Minutes for September 12, 2018**

**Members Present:**

Josh Chilson  
Rob Collins  
Alex Halbach  
Rachael Meyerink  
Pam Merchant  
Lynn Remmers

**Members Absent:**

Shelly Sjovold  
Jennifer Dumke  
Thomas Keller  
Lura Roti

**Staff Present:**

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

**Public in Attendance:**

Cory Hjellming, Hjellming Construction  
Susan Kendrick, Neighbor  
George Kendrick, Neighbor  
Ted Weiland, Property Owner  
Lavonne Laur, Neighbor  
Paul Palen, Neighbor  
Colin Walder, Applicant  
Greg McMahan, Applicant

**1. Call to Order and Quorum Determination**

Chairperson Rachael Meyerink called the meeting to order at 4:02 p.m.

**2. Welcome and Introductions**

Chairperson Rachael Meyerink welcomed board members and guests, and gave introductory comments.

**3. Approval of the August 15, 2018, Meeting Minutes**

Chairperson Rachael Meyerink requested a motion to approve the August 15, 2018, meeting minutes. Member Pam Merchant made the motion to approve the minutes as presented. Member Rob Collins seconded the motion. The motion to approve the August 15, 2018, meeting minutes passed unanimously.

**4. Public Input on Non-Agenda Items (five-minute period)**

There was no public input received.

**5. New Business**

- A. 1602 South Fourth Avenue                      Corey Hjellming, Contractor  
McKenna Park Historic District  
(Board action required)

Corey Hjellming, Hjellming Construction, returned to the board for the homeowners request to add a new front door to the center of the west elevation in replacement of three existing windows. Mr. Hjellming indicated the original door structure on the north side of the house will remain. A new entrance door opening will be added to the west elevation of the house and match the width of the three windows, along with matching the color of the existing dark green window trim color on the house. Mr. Hjellming presented an updated landscape plan that depicts the materials for the proposed stoop and associated walkway toward South Fourth Avenue to be stone pavers. Steps will be added at the new sidewalk where it meets the existing sidewalk toward South Fourth Avenue.

Corey indicated that the mullion profile and color of the new front door will match the existing adjacent windows.

Chairperson, Rachael Meyerink commented that the door moved to the west faced would be an enhancement and more welcoming to the home. Rachael referenced the Secretary of Interior Standards for Rehabilitation for support of the new door addition: Item #2 - *The historic character of a property shall be retained and preserved* and Item #5 – *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved*. Rachael also noted that the property is unique in that it was originally a duplex, but has in the past functioned only as a single family home. She stated that changing out the windows for a new front door still preserved the architectural character of the home.

Member Pam Merchant commented that the proposed modification was a good example of an adaptive reuse.

Member Rob Collins stated that he did not feel that this would have an adverse effect on the district and that the modification met the integrity of the Secretary of Interior Standards.

Member Pam Merchant made the motion that the proposed new front door and walkway would not have an adverse effect on the McKenna Park Historic District.

Member Lynn Remmers seconded the motion and the motion. The motion passed unanimously.

B. 201 E. 20<sup>th</sup> Street  
All Saints Historic District  
(Board action required)

Applicant, Greg McMahan, Jans Corporation, and homeowner, Ted Weiland explained their application to construct a two-story 14' x 20' addition to the house located within the All Saints Historic District. The first floor will be a single car garage and the second story will be a closet and bathroom addition to the adjacent bedroom. The proposed addition includes:

- As indicated on the site and floor plans, the addition will be located in the same plane as the existing structure. A reveal will be located between the new addition and existing building.
- All windows for the proposed addition will be new (existing windows on south façade will not be reused) and will match the same 8 over 1 style.
- New brick will match existing. Salvaged brick from existing south garage wall will be reused at the addition.
- New garage door will match existing.

Member Rob Collins commented the existing home is beautiful, but the proposed addition appears close to the side property line. He requested to show photographs that he had taken that morning of the subject property's side yard area to Board members. Chairperson Meyerink acknowledged member Collins request. Applicant, Greg McMahan, stated the side yard setback requirement is five (5) foot minimum, and approximately seven (7) foot would be provided to the side property line. A distance of approximately 3'6" from the property line to the neighbor's existing chimney face would be provided.

Chairperson Rachael Meyerink inquired about the proposed building height of the proposed house addition. Applicant, Greg McMahan, stated the proposed building height for the addition would be pretty close to that of the next door neighbor's house, but plans would need to be reviewed.

Member Alex Halbach arrived at the meeting.

Member Lynn Remmers asked the applicant about the width of the garage doors. Applicant, Greg McMahan, replied 16 feet. Applicant also mentioned the wall in the garage would be kept with a six (6) foot opening.

Member Pam Merchant commented the applicant's drawings depict the new construction appearance for the garage addition to be similar to the existing garage. She expressed that utilization of a reveal element for the garage addition would better distinguish the new construction and possibly provide some extra space along the side yard setback area.

Neighbors George and Susan Kendrick, residing at 1218 S 1<sup>st</sup> Avenue, expressed concerns about: the project addition's close proximity to their property; construction phase impacts; and potential impacts to their property's window sight lines upon project completion.

Another neighbor, Yvonne Laur, commented that she lives in the McKennan Park Neighborhood and asked how many feet would be needed to make this project better with a fence? Applicant Greg McMahan, replied the distance is about 1½ feet from the required setback, and 6' 7¼" distance to the fence edge. The current garage width measures 18' 6".

No other public comments were received.

Diane deKoeper, city staff liaison, inquired if the garage addition is needed to park a vehicle. The homeowner, Ted Weiland, replied the existing garage bays are too narrow and they cannot get their cars inside. As homeowners, they don't want to remove anything that is original to the structure.

Chairperson, Rachael Meyerink asked if consideration be given to doing the garage addition, but not the upper room addition. Applicant Greg McMahan, responded the purpose for the upper room addition area is to accommodate a master bathroom and provide closet storage for the homeowner.

Member Alex Halbach asked if the new brick will match the house. Applicant Greg McMahan, remarked the new brick will match existing as much as possible. Salvaged brick from existing south garage wall will be reused for the addition with mixing new similar texture and color brick with the older brick.

Applicant Greg McMahan noted for discussion the proposed 3<sup>rd</sup> garage stall could either be pulled out toward the street six (6) inches or pushed back into the backyard. Homeowner Ted Weiland, expressed that he prefers to keep the new garage addition in line with the main structure.

Member Alex Halbach commented that he appreciates the homeowner not building up to or encroaching into the minimum side yard setback area. He also said he understands the homeowner's desire to remodel the upper bedroom into a master bedroom with bath and doing what is allowed by the codes and not exceeding allowances.

Chairperson, Rachael Meyerink expressed that in this case not having a good plan illustration or photographs of what the next door neighbor's house looks like in relationship to the addition project.

Member Lynn Remmers remarked that Secretary of Interior's Standards for new construction and additions address width - #3 – "Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;" She also suggested the applicant look at the proposed roofline to differential the addition from the original house structure.

Applicant Greg McMahan noted that it would be difficult to drop the upper addition roof down and still have walkable space clearance.

Diane deKoeper, city staff liaison, acknowledged that both #3 - width and #4 - proportion of the Secretary of Interior's Standards for new construction and additions are considerations.

A Board member asked about the project timeline. Applicant Greg McMahan responded this was their first blush attempt to receive input from the Board and neighbors, and indicated next spring – 2019.

Member Rob Collins suggested that in this case the applicant and homeowner recognize the side yard setback, don't try to match the brick, and provide a vertical distance illustration views between the subject property and next door neighbors home.

Diane deKoeper, city staff liaison, mentioned to the applicant and homeowner to take the comments received from the Board and neighbors into consideration and return in the future for a final presentation and consideration. No final action was taken on this item by the Board.

C. 309 E. 20<sup>th</sup> Street  
All Saints Historic District  
(Board action required)

Property owner and applicant, Colin Waldner, explained his house is located in the All Saints Historic District. His application request is to:

- Rebuild stairs to the front door at the north façade;
- Stairs would be flanked by short columns to match existing tall stucco faced columns;
- Wood railings would be provided at stairs between existing tall and proposed short columns;
- Instead of constructing a raised deck as originally planned, the owner now wants to construct a paver patio.

Owner, Colin Waldner explained that he has levelled out the front of the house and that he wants to replace the front stairs with new stained concrete with a soldier course brick on the risers. He intends to align the columns in the front of the house too. The existing bricks at the base would be replaced due to deterioration.

Staff liaison, Russ Sorenson, left the meeting.

Neighbor, Paul Phalen, who resides at 305 E 20<sup>th</sup> Street, expressed the stair replacement project would be a good improvement by the owner.

No other public comments were received.

Member Alex Halbach made a motion to approve the homeowner's application as presented as it would have a non-adverse effect on the All Saints Historic District. Member Pam Merchant seconded the motion. The motion was approved unanimously.

Diane deKoeyer, city staff liaison, commented that she would review the project plans when submitted by the owner for building permit issuance.

**6. Other Business**

Diane deKoeyer reported to the board that on September 11, 2018 the City Council approved Resolution No. 90-18 adopting written findings by the City Council denying a proposal to demolish the structures at 1005, 1023, 1027 S. Dakota Avenue and 414 W. 19<sup>th</sup> Street. The applicant's demolition request was denied.

**Adjournment**

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:16 p.m.