



*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 October 10, 2018

Members Present:

Josh Chilson
Pam Cole
Rob Collins
Alex Halbach
Thomas Keller
Rachael Meyerink
Lura Roti
Shelly Sjovold

Members Absent:

Jennifer Dumke
Lynn Remmers

Staff Present:

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

Public in Attendance:

Ted & Kathy Weiland, Property Owners
Greg McMahan, Jans Corp. - Applicant
Susan Kendrick, Neighbor
Ryan Knutson, Renntech Remodeling - Applicant
Jim Carlson, Minnehaha County Historical Society
Mike Patten, Parks & Recreation

1. Call to Order and Quorum Determination

Chairperson Rachael Meyerink called the meeting to order at 4:00 p.m.

2. Welcome and Introductions

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

3. Approval of Regular Agenda

Chairperson Rachael Meyerink requested a motion to approve the regular agenda. Member Tom Keller made the motion to approve the regular agenda. Member Alex Halbach seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the September 12, 2018 Meeting Minutes

Chairperson Rachael Meyerink requested a motion to approve the September 12, 2018, meeting minutes. Member Tom Keller made the motion to approve the minutes as presented. Member Pam Cole seconded the motion. The motion to approve the September 12, 2018, meeting minutes passed unanimously.

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

There was no public input received.

6. New Business

A. 201 E. 20th Street
All Saints Historic District
(Board action required)

Greg McMahan, Jans Corp. - Applicant
Ted & Kathy Weiland, Owners

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.

Applicant Greg McMahan, commented that the homeowner would like the addition to stay in the same plane and provided a 3 inch reveal, so as to not significantly affect the house roofline and aesthetics. He also reviewed new information, including house photographs of adjacent properties relative to clearances and scale; and elevation plan illustrations that address previous meeting comments received from neighbors and Board members regarding existing building heights, materials, and aesthetics within the neighborhood.

Board Member Rob Collins commented the project, as proposed, is compatible, but questioned if there is a noticeable difference. Board Member Pam Cole mentioned the project appears to be differentiated, yet not distinguished.

Board Member Alex Halbach questioned how the stucco will be matched. Applicant Greg McMahan stated the stucco will match as much as possible utilizing historical methods.

Board Liaison, Diane deKoeyer, reminded the Board members about member Lynn Remmers' last meeting remarks 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."

Member Tom Keller expressed it is scary to set a precedence for allowing house and garage additions that may be considered contrary to the Secretary of Interior's Standards.

Member Rob Collins expressed he does not have a comfort level for this project regarding the proposed distance between the buildings and questioned if the Board would not be repeating a previous case scenario within this historic district.

Applicant Greg McMahan, responded this particular case is different in two ways. First, the building's vertical scale has a lower roofline profile and is similar to the adjacent neighbor's residential building height. Second, the building setbacks are compliant with the zoning setback requirements. He emphasized the proposed garage addition could be sited closer to the side yard setback, but the owner chooses not to do that.

Member Lura Roti asked if a City Fire inspector has been consulted in this case. Applicant Greg McMahan, responded that he has contacted a fire insurance representative and conducted preliminary reviews with City Zoning and Building Services for code compliance.

Neighbor Susan Kendrick, residing at 1218 S 1st Avenue, expressed concerns about the project addition's close proximity to their property. She also inquired about the locations depicted in the residential photograph submitted. Applicant Greg McMahan, replied the photographs were taken of various residences within the neighborhood.

Russ Sorenson, left the meeting.
Board discussion ensued.

Member Alex Halbach noted that salvaged brick from the south wall of the garage could be used in a soldier course band at the addition would complement the banding of the existing garage and house. Alex proposed that using stucco for the entire addition with the brick soldier course provided a contrast between the new and old character of the structure.

Member Rob Collins stated that even though the proposed addition is not right up to the property line, that he's not comfortable with the proximity to the residence to the south.

Member Pam Cole made the motion that the two-story addition to the garage and house does not have an adverse effect to the historic district with the proposed reveal, salvaged brick soldier course and the use of stucco at the addition in lieu of the proposed brick. Member Alex Halbach seconded the motion. The motion passed with 2-No's and 5-Yeses.

No other public comments were received.

B. 326 E. 21st Street
McKenna Park Historic District
(Board action required)

Ryan Knutson, Contractor - Applicant

The contractor initially installed new windows to the front of the house without review by the Board of Historic Preservation and without a building permit.

The original windows to the house were single pane glass and ten-lite. The new replaced windows are aluminum clad at the exterior and wood interior with eight-lites.

On review of the historic images provided by the Siouxland Museum, Member Lura Roti noted that based on the Secretary of Interior Standards, #2 that the windows are character defining to the historic property.

Member Rob Collins noted that the other windows on the home are casement and that they have multiple divided lites that do not match the original or replacement windows.

The applicant and contractor Ryan Knutson stated that although he has worked in historic districts in the past, he suggested more education to contractors that may not be aware of the standards.

Board members Alex Halbach and Tom Keller recused themselves from further discussion and the vote due to previous work and history with the contractor. Board discussion ensued.

Member Pam Cole made the motion that the installed windows do not adversely affect the historic district. Member Shelly Sjovold seconded the motion. The motion passed with 1-No and 4-Yeses.

No public comments were received.

- C. Proposed Historic Marker at Van Eps Park Jim Carlsen, Applicant
300 N Minnesota Avenue Mike Patten, Parks & Recreation
(Board action required)

Jim Carlsen from the Minnehaha County Historical Society is requesting approval to place a historical marker in Van Eps Park. The marker is identified as "Congregational Sons of Israel" which commemorates the first Jewish House of worship in South Dakota.

Mike Patten reported that the Park Board approved the placement of the historic marker in Van Eps Park at the September 18 meeting.

Board discussion ensued.

Member Tom Keller made the motion to approve the historic marker application as presented. Member Pam Cole seconded the motion. The motion was approved unanimously.

No public comments were received.

7. Other Business

8. Adjournment

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:11 p.m.