



*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 November 14, 2018

Members Present:

Josh Chilson
Pam Cole
Rob Collins
Jennifer Dumke
Alex Halbach
Rachael Meyerink
Lynn Remmers
Lura Roti
Shelly Sjovold

Staff Present:

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

Public in Attendance:

Mike Bader, Bader Construction
Jessica Walter, Splitrock Renovations LLC

Members Absent:

Thomas Keller

1. Call to Order and Quorum Determination

Chairperson Rachael Meyerink called the meeting to order at 4:01 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 Alex Halbach made the motion to approve the regular agenda. Member Rob Collins seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the October 10, 2018 Meeting Minutes

Chairperson Rachael Meyerink requested a motion to approve the October 10, 2018, meeting minutes. Member Rob Collins made the motion to approve the minutes as presented. Member Alex Halbach seconded the motion. The motion to approve the October 10, 2018, meeting minutes passed unanimously.

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

There was no public input received.

Member Pam Cole arrived at the meeting – 4:04 pm

6. New Business

- A. 101 E 6th Street Alan Jensen, Raven Industries - Applicant
Old Courthouse Historic District
(Board action required)

The Applicant requested deferral on this agenda item earlier in the day. No action was taken by the Board.

- B. 529 E. 20th Street Jessica Walter, Splitrock Renovations – Homeowner & Applicant
All Saints Historic District
(Board action required)

Jessica Walter, the homeowner and applicant, explained the request to replace existing windows with new Integrity Marvin windows, paint the exterior stucco and brick a soft white color, provide new black color shutters to the windows, construct a new 20' X 24' size detached garage with vertical siding (garage does not currently exist on the property), and modify the entry porch. The applicant stated that a subsequent change in use application from a duplex to a single family residence would be submitted to the City of Sioux Falls. She commented that as a realtor, she considers herself as a “restorer”, and not a “flipper” of properties.

Diane deKoeper, staff liaison, mentioned the National Register description for the subject structure indicates it was constructed in 1925. The stucco and brick finish two-story duplex is defined as an “Intrusion” to the All Saints Historic District.

Member Alex Halbach asked since the structure is considered as an “intrusion” to the district, does that mean the Secretary of the Interior’s Standards for the treatment of historic properties can be relaxed? Board members commented that although some structural elements are asymmetrical (ie: upper middle window opening on the front of the house); or based upon historic photographs that depict the upper level of the structure once had wood siding, that it remains important to respect the structure is located within a historic district and follow the standards.

Since the applicant’s inspiration image for proposing a steel roof over the entry porch was not well received by the board members, the applicant commented that steel panel roofing would not be used.

Member Lura Roti inquired if the applicant would consider having two single doors for the 2-stall detached garage. It was noted the garage is located behind the house and about half of the front of the garage would be visible from the public street.

Chairperson Rachael Meyerink remarked the Secretary of the Interior's Standards for new construction are applicable in this case. She referenced Standard #1 - Compatibility of Design – for the board's consideration.

There were no public comments received.

Board discussion ensued. Member Rob Collins said that he had no concerns with the proposal and that it would be a great improvement to the historic district.

Member Pam Cole stated the proposed residential design and materials are tasteful and that she was impressed with the applicant's proposal.

Member Alex Halbach commented that he felt the improvements as proposed by the homeowner will still reflect the structure's time era appearance and that subtle changes are being proposed. He mentioned the proposed black window shutters and the vertical siding are not a further intrusion to the historic district.

Member Alex Halbach made a motion the applicant's proposal will not have an adverse effect on the All Saints Historic District. Member Lura Roti seconded the motion. The motion was approved unanimously.

- C. 208 E 23rd Street Mike Bader, Contractor
 All Saints Historic District David Roteman, Homeowner
 (Board action required)
 Board discussion ensued.

Mr. Mike Bader, the contractor for the homeowner, Mr. David Roteman, explained the request to replace the existing 8" wide lap cedar siding to a smooth face, 6 3/4" narrow lap cement board siding. The request is also to enclose the front porch to enlarge the living room. New Integrity Marvin windows will be added to the living room, and the existing front door will be relocated to the new south façade. Mr. Bader commented the existing garage door, with no windows, would remain. He also noted the reason for the replacement siding is for longer durability and less overall maintenance. Smooth siding costs less than for the wood grain siding and is more readily available.

Diane deKoeper, staff liaison, mentioned the National Register description for the subject structure indicates construction in 1959 for this one-story pyramidal roofed

house is finished with wood siding and has a prominent attached garage and is defined as an “Intrusion” to the All Saints District.

More than likely, this is due to the 1959 date of construction. The district was designated in 1984 and the structure was only 25 years old at that time.

Member Lynn Remmers asked if the new front door would be on the same plain as the exterior porch. Mr. Bader acknowledged that it would.

There were no public comments received.

Board discussion ensued. Member Lura Roti commented the proposed narrow siding would be ok.

Member Lynn Remmers expressed the two proposed windows on the house front are a downside for her. She suggested three (3) windows be flush with each other and with no siding in between them.

Mr. Bader said that he plans to have white trim around each window.

Member Alex Halbach stated although the residential structure is considered as an intrusion within the historic district. He suggested the applicant consider providing more glazing with triple windows and there would seem to be more of a balance of openings on the front of the house.

Chairperson Rachael Meyerink remarked the Secretary of the Interior’s Standards for new construction and additions are applicable in this case. She referenced Standards #1 - Compatibility of Design and #5 – Rhythm and scale - for the board’s consideration.

Mr. Bader expressed his acceptance to have three (3) new windows in the front of the house and have one or two new windows on the side. The new door could have a window in the door panel too.

Member Lynn Remmers commented having a wall mass of glazing on the south west corner of the house to include a wall mass of glazing on the west corner, a column, and glazing on the south (or front of the house) would be appropriate.

Member Alex Halbach made the motion to approve the applicant’s revised request as presented and discussed, to allow three (3) replacement windows on the house front, replace the existing cedar siding with narrow lap cement board siding measuring 6 ¾” width, and a front door would not be intrusive, and would not have a negative impact on the historic district. Member Pam Cole seconded the motion. The motion passed unanimously.

Russ Sorenson, left the meeting.

7. Other Business

A. PR Campaign

Lura Roti explained the PR Campaign she is working on for historic preservation for her graduate work. She has held a couple focus groups and received good information. She asked members to form a committee to assist in working on the campaign in preparation of May 2019 historic preservation month activities. There will be a reception on May 8 in which the Mayor is invited to attend to present the Mayor's Award for Preservation. Representatives with the SHPO will also be there to provide educational information on grants. Each month thru April one of the five residential historic districts will be targeted to receive an invitation and educational information leading up to the May reception. The following information will be included in the packet for December:

- Letter of information about responsibility of living in the Cathedral historic district and invitation to attend the December 12 BoHP meeting
- Save the Date for the May 8th Reception
- Cathedral Historic District Boundary Map
- Cathedral Historic District National Register Description
- Secretary of Interior Standards for New Construction and Rehabilitation

The following month's information (respective to the district) will be sent to:

- January: McKennan Park
- February: All Saints
- March: Sherman
- April: Hayes

Rob Collins, left the meeting.

B. Preservation Month Activities

Rachael asked about the Application for the Mayor's Award. Diane will update it and make it available on the city's webpage. The award is available to both residential and commercial properties.

Rachael would like to have someone that does wood window restoration provide a "hands-on" educational demonstration for a May activity.

8. Adjournment

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:31 pm.