



*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 December 12, 2018**

**Members Present:**

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

**Members Absent:**

Alex Halbach

**Staff Present:**

Diane deKoeyer, Urban Planner, BoHP Staff Liaison  
Mike Cooper, Director of Planning & Development Services

**Public in Attendance:**

Mary Kane, Cathedral Historic District  
Monica Hemming, Cathedral Historic District  
Jerry Noonan, Cathedral Historic District  
Sarah Spencer, Cathedral Historic District  
Deb Straub, Cathedral Historic District  
Stephanie Richter, Cathedral Historic District  
Liz Meyer, Advantage Investments  
Tim Audus, Raven Industries  
Elizabeth Ebert, Raven Industries  
Chad Kucker, Confluence  
Greg McMahan, Jans Corp.  
Ted Weiland, Homeowner  
Kathy Weiland, Homeowner  
Jim Cynkar, Homeowner  
Sharon Cynkar, Homeowner

**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 Lynn Remmers made the motion to approve the regular agenda. Member Shelly Sjovold seconded the motion. The motion to approve the regular agenda passed unanimously.



higher density use. Raven's campus has been expanded and with the success of other buildings like Jones 421, the Cascade Building and the Levitt Pavilion, has created a momentum on the north end of Phillips that will continue. The trend of downtown is developments like Village on the River as mixed use. Director Cooper would like to see all surface parking lots eliminated in the future and developed into mixed use buildings.

Diane deKoeper reminded the board that when Raven comes back with a new building project, the applicant is required to meet the Secretary of Interior Standards for new construction for the Old Courthouse and Warehouse Historic District.

Member Pam Cole reviewed Raven's letter in the packet regarding the dilapidated building and questioned if there is anything salvageable like the brick? Tim Audus reported that although the building isn't ready to fall down, he didn't know if the building could be added onto.

Member Lura Roti reported that one of the SOI standards is that deteriorated historic features should be repaired rather than replaced and the board follows the standards for their decisions.

Member Lynn Remmers, asked if Raven has a rideshare program or alternative parking programs that could minimize the need for the expanded parking lot. Tim responded that Raven already provides ridesharing and parking for green vehicles on-site, but that it is especially difficult in the summers when they hire interns and add to their workforce.

Member Shelly Sjovold noted that Epicosity located on Main Ave. renovated a one story building that they were able to make it work. She further commented that she would love to see Raven's building maintained, rather than razed.

Member Lura Roti responded that this building is a physical record of its time and use. Designed as a single story in the Moderne architectural movement and that the windows represent the new automobile movement, the building shows the city's history. She feels that it would be adverse to allow the building to be taken down.

Member Pam Cole said that with the multiple additions to the building that the history of the building hasn't been seen in a long time. The building has gone above and beyond its life and should be let go to allow for advancement and other opportunities at this location.

Member Shelly Sjovold said that her experience at the museum and the loss of historic buildings downtown, slippery slope having lost buildings in the past and regretting those decisions now.

Rachael, demo for surface parking gap on Phillips Ave. would have adverse effect on downtown.



- C. 209 E. 19<sup>th</sup> St. Jim and Sharon Cynkar, Homeowners  
All Saints Historic District  
(Board action required)

The homeowners requested vinyl replacement windows for the structure 209 E. 10<sup>th</sup> St. Diane passed an additional photo that the homeowner provided of a vinyl window on the house.

The homeowner provided three different quotes ranging from \$10,000 to \$40,000 for the replacement windows. They have spent quite a bit of time and money already on the house and would like the cost savings to replace the 21 windows with vinyl.

Member Rachael Meyerink asked if all the existing windows were deteriorated beyond repair. The homeowners responded that anything could be repaired, but they would rather replace the windows with a cost effective alternative.

Diane reported that the standards require only “street facing facades” to follow the standards.

Member Lura Roti mentioned that there are funding opportunities available to assist with the cost to repair windows. Member Rachael Meyerink spoke about her experience of owning a historic home and repairing wood window that cost approximately \$50 a window. The homeowner reported that the cost of new wood or clad windows were prohibitive.

Diane reminded the homeowners that an aluminum clad window is acceptable and saves costs from all wood windows. This is a compromise over the vinyl windows. The SOI indicate that “like materials with like materials” are required in a rehabilitation.

The homeowners reported that they did not know the home was in a historic district with rules for making changes when they purchased the property for rehabilitation as a rental property. If they did, they may not have purchased the property.

Member Jennifer Dumke made the motion that replacing the existing windows with the requested vinyl windows would have an adverse effect on the All Saints Historic District. Member Rob Collins seconded the motion and the motion passed unanimously.

Diane and board members reviewed funding opportunities with the applicant and mentioned that information would be sent for their use.

Member Rob Collins left the meeting.

- 7. Other Business**  
A. PR Campaign

Chairperson Rachael Meyerink reminded the board members that a committee meeting to discuss the Public Relations Campaign is meeting on Friday, December 7 at 8:00am at the City Center regarding the May 8<sup>th</sup> meeting.

Jerry Noonan reported that he owns three properties in a historic district and a new tax law allows for opportunities in a hub zone or a low-income census tract for investors to realize huge capital gains. A QOF (qualified opportunity fund) allows the investor to deposit the capital gains that can then be used in one of the census tract areas for renovation or new construction. The capital gain can be deferred for up to twenty years.

Deb Straub attended the meeting in response to the Cathedral Historic District invitation from the board. She's had damage to her stucco on the back side of her house. Member Lura Roti offered advice on a tax moratorium and a Deadwood Grant. Diane sent links to this information the day following the meeting.

**8. Adjournment**

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:50 pm.