



*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 April 10, 2019**

**Members Present:**

Josh Chilson  
Rob Collins  
Alex Halbach  
Thomas Keller  
Rachael Meyerink  
Lura Roti  
Lynn Remmers, 4:09

**Members Absent:**

Pam Cole  
Jennifer Dumke  
Shelly Sjovold

**Staff Present:**

Diane deKoeyer, Neighborhood Planner, BoHP Staff Liaison

**Public in Attendance:**

Jarrold Smart, Jarrod Smart Construction  
Nick Kapperman, Jarrod Smart Construction

**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 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 March 13, 2019, Meeting Minutes**

Chairperson Rachael Meyerink requested a motion to approve the March 13, 2019, meeting minutes. Member Tom Keller made the motion to approve the minutes as presented. Member Alex Halbach seconded the motion. The motion to approve the March 13, 2019, meeting minutes passed unanimously.

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

There was no public input received.

**6. New Business**

A. 1309 South Phillips Avenue  
All Saints Historic District  
(Board action required)

Jarrold Smart and Nick Kapperman, JSC

Nick Kapperman handed out updated drawings by the homeowner, Patrick Kelly, for the construction of a new garage. The existing garage is not original to the house. Jarrod Smart Construction has been working on the rehabilitation of the home since 2017.

The existing garage does not have a frost footing and the homeowner would also like to add a basement below the new structure. The updated drawings show a hayloft door above the two garage doors on the south façade.

Discussion centered on the proposed hayloft door and whether a window would be more appropriate in its place and whether the overall height of the “doors” were too tall. Based on the updated drawings, Board members requested additional vertical battens above the hayloft doors and removing the exposed end beam.

Jarrold proposed the following differences of the new garage to the historic home: The new garage will not have a soldier brick course at the base, garage corbels will be new, eaves at gable ends will not have turndowns, and the stucco finish will be a lighter texture than the house.

Further discussion ensued regarding the windows above the hayloft doors. The recommendation was to match their size to that of the windows in the garage doors for consistency. There was also discussion on what the doors and batten trim would be constructed of. Jarrod reported that he uses a product called Dura Trim that is more durable than wood.

Board member Rob Collins made the motion that the proposed garage would not have an adverse effect on the All Saints Historic District with the following caveat:

- The end beam would be eliminated on the south façade.
- The window above the hayloft doors would be the same size as those on the garage doors.
- There is a discernable texture difference between the garage and house stucco.
- Add battens above the hayloft doors.

Member Tom Keller seconded the motion and the motion passed unanimously with the remaining Board members.

- B. 224 West Ninth Street Diane deKoeyer  
City Hall, Downtown Historic District and Individual Listing on the National Register  
of Historic Places

Mayor TenHaken's Office has requested artwork in the lobby of City Hall for rotating local artists' artwork. Ivy Oland Dandar has submitted a report to the Visual Arts Commission for location of art and proposed sizes.

A proposed system for hanging artwork requires drilling into the marble walls. Other options included hanging it from the plaster ceiling and into the wood or plaster molding. Representatives from the State Historic Preservation Office were in Sioux Falls last month and on site for review. Their recommendation was to not drill into the molding for the track system. The recommendation from City staff (Facilities Maintenance and Planning) was that locating the track 3 inches below the molding would decrease potential damage of chipping or cracking the marble. Staff recommended to the Board to approve the track system being drilled into the marble.

There was discussion of the Board and staff, and Member Tom Keller made the motion that drilling into the marble would not have an adverse effect on the historic walls. Member Alex Halbach seconded the motion, and the motion passed with all but one of the remaining Board members.

## **7. Other Business**

- A. Hayes Historic District Q&A  
No discussion.

- B. Mayor's Preservation Award  
Director of Planning and Development Services Mike Cooper requested the nomination of the East Side Fire Station & Library for the Mayor's Award for Historic Preservation this year. Todd Stone purchased the building from the City in 2017 and has been rehabilitating the building since. The project has also been listed to the National Register of Historic Places. The Board is in agreement with the nomination and will be sent to the Mayor's Office for consideration.

The deadline for further submittals is April 19, 2019.

## **8. Adjournment**

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:15 p.m.