



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 January 8, 2020

Members Present:

Rachael Meyerink
Pam Cole
Jennifer Dumke
Lura Roti
Shelly Sjovold
Kathy Renken
Tom Keller
Lynn Remmers

Members Absent:

Alex Halbach

Staff Present:

Diane deKoeper, Neighborhood Planner, BoHP Staff Liaison

Public in Attendance:

Chad Van Laecken, CE Construction
Dwight Waldner, CE Construction
Tim Wingen, Miller Funeral Home
Gary Maassen, Miller Funeral Home

Call to Order and Quorum Determination

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

Welcome and Introductions

Chairperson Rachael Meyerink welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda

Chairperson Rachael Meyerink requested a motion to approve the regular agenda. Member Lura Roti made the motion to approve the regular agenda. Member Pam Cole seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the December 11, 2019 Meeting Minutes

Chairperson Rachael Meyerink requested a motion to approve the December 11, 2019 meeting minutes. Member Pam Cole made the motion to approve the minutes as presented. Member Lura Roti seconded the motion. The motion to approve the December 11, 2019, meeting minutes passed unanimously.

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

None

New Business

A. 501 S. Main Avenue, Roof Repairs
Downtown Historic District

Tim Wingen, Miller Funeral Home
Chad Van Laecken, CE Const.

When a roofing contractor removed clay tile from the roof, they found areas of the existing soffit with rotted wood and fascia. When another contractor was brought in for repairs, an area of the existing soffit failed. The contractor described the existing soffit as stucco and found numerous cracks at the perimeter of the soffit.

The contractor proposed to remove all fascia boards, crown molding and soffits. The contractor indicated that new wood would replace all materials with wood including the stucco soffit with a $\frac{3}{4}$ " plywood. The existing corbels would remain in place unless repair required removal and replacement.

There was extensive discussion regarding the appropriate material to replace the stucco soffit. EIFS was reviewed, but due to the thickness it would be flush or below the fascia. Fiber cement board was reviewed but the contractor felt that it would absorb moisture and would fail. Member Lynn Remmers proposed using STO. She described it as similar to EIFS without the thickness of insulation.

The contractor noted that with any replacement material vents would be required to allow for air flow. Additionally, all material seams would have to butt up against the corbels so that seams were less apparent visually and would minimize moisture from entering.

The contractor noted that they preferred to use the painted plywood due to ease of working with the material and providing a smooth painted finish.

Member Lynn Remmers made a motion to approve the $\frac{3}{4}$ " painted smooth plywood to replace the soffits, and corbels, fascia and crown moldings could also be replaced to match existing. Member Tom Keller made a "friendly amendment" that plywood seams would be located adjacent to the corbels. Member Pam Cole seconded the motion and the motion passed unanimously by all remaining board members.

Diane mentioned to the owner, that since they had not provided information for the new clay roof tiles, that specifications should be submitted for review before a building permit can be issued.

B. Administrative Approvals

Diane explained that each month she will be including a list of properties and/or projects that she has administratively reviewed for approval of a building permit.

C. 2020 Meeting Schedule

All meeting dates for 2020 were provided to board members in their packets.

Unfinished Business

A. Endangered Site List

Last month's list was sent to Liz Almlie with the SHPO for review. Liz was interested in how the list of buildings were selected and what would be done with the list. Diane explained to her that due to schools that have been demolished in the past, that it was our intent to try to protect them. If they didn't already exist within a historic district, and if they are privately owned rather than owned by the school district, we could

pursue inviting the owners to individually list them on the National Register of Historic Places.

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:04 pm.