

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 9, 2024 City Center, Cooper Conference Room, 110

Members Present:

Kathy Renken, Chair
Gail Fossum Shea, Vice Chair
Adam Nyhaug
Nolan Hazard
Alex Halbach
Levi Pfeil
Delia Druley
Adam Weber
Lynn Remmers

Members Absent

None

Public in Attendance:

Blake Quien, Homeowner
Andrew Smith, Homeowner
Jael Bjerkaas, Crew Construction
Brandon Vazquez, Crew Construction

Staff Present:

Diane deKoeyer, Neighborhood and
Preservation Planner
Maria Lancto, Urban Planner

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Kathy Renken called the meeting to order at 4:01 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Kathy Renken welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

- a. Member Halbach made a motion to approve the regular agenda and Member Druley seconded the motion. The motion passed unanimously.

ITEM 4. Approval of the August 14, 2024, Meeting Minutes

- a. Board Kathy Renken requested a motion to approve the August 14, 2024, meeting minutes. Member Halbach made the motion to approve the minutes and Member Nyhaug seconded the motion. The motion passed unanimously.

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

- a. None

ITEM 6. New Business

- a. 762 S. Phillips Avenue All Saints Historic District – Blake Quien
Blake provided an overview of his project and the need to rebuild a new two-stall car garage with a breezeway connecting to the house. The previous garage was destroyed when a tree fell on it.

Member Halbach and Member Pfeil exchanged discussion regarding the proposed dormer at the garage. It was determined that the dormer could be removed since the new garage is not intended to look historic.

Discussion continued regarding the placement of the new garage and how tight it is located to the house. Several board members suggested moving the garage back and having the breezeway connect the two structures with some separation. Blake will work with his draftsman to redraw the placement of the garage. Based on how tight the site is, it was suggested that the homeowner obtain a survey to verify setbacks and location of a sanitary sewer. Site plan should be updated with survey information.

All materials, roof pitch and dimensional trim and siding will compliment the house. New windows at the garage could be an aluminum wood window, fiberglass or fibrex material. Window specifications should be included with the drawings when submitting for a building permit.

The wall section on Sheet S5 identifies an aluminum soffit and fascia. Drawings will need to be updated to modify the material to a hardi-cement material.

Specification for the proposed garage door should also be included in final submittal for review.

Member Halbach made the motion that based on Diane's final review of drawings and materials the proposed project as presented would have a non-adverse effect on the All Saints Historic District. Member Fossum Shea seconded the motion with the motion passed unanimously.

- b. 223 S. Prairie Avenue, Individually listed on the National Register
Andrew Smith, Homeowner; Jael Bjerkaas and Brandon Vazquez, Crew Construction.

Andrew provided a review of the fire damage to the house and their desire to make changes as part of the rehabilitation. The kitchen was most heavily damaged to the rear of the home as well as the roof and the south porch.

Crew Construction provided drawings identifying the window trim, concave moulding, shake pattern and siding for the rehabilitation. A proposed change to the project is to introduce a bay window at the kitchen at the south porch. A bay window is not consistent with Queen Ann architecture and board members reviewed alternatives, ultimately suggesting three windows in lieu of the bay window. Additionally, one of the homeowners may not be able to access the back deck by stairs and are requesting the addition of a door from the kitchen directly to the deck. Since it is located at the rear of the house and cannot be seen from the street, the board is supportive.

The existing porch has not had a foundation and will need to be added when rebuilt.

Member Halbach made the motion that the project as presented with the exception of the bay window will be replaced with two or three windows, with the restoration of the original

open porch would have a non-adverse effect on the house that is individually listed on the National Register.

The porch will be reconstructed to its original configuration as open but a door from the kitchen will not be provided due to its intrusion on the kitchen with the door now located at the rear deck.

Items identified to include in final drawings for a building permit are:

- Cedar siding will match in dimension and profile to the existing.
- A composite tongue and groove material for the porch deck may be used.
- Replaced windows can be double pane, double hung wood window, Existing windows on the house are a single pane wood window. New windows will eventually be placed throughout the house and shall match in profile, grid pattern and style (double-hung). Marvin Ultimate window specifications were included with the board packet for review and alternative window specifications should be submitted if Marvin Ultimate windows will not be used.
- Roof shingles shall be replaced in part from the fire or full as determined by the homeowner and insurance.
- Window trim and sill detail to match original;
- Porch detail including lattice work, pillars, railing and steps;
- Soffits and fascia to match original; and,
- Cedar shakes to match original in size, material and composition.

Member Fossum-shea seconded the motion and the motion passed unanimously.

The contractor may obtain a roof permit independent of the other rehabilitation work that need to be done. Diane will provide minutes to Jael so that drawings and specifications can be updated and submitted for a building permit for reconstruction.

ITEM 7. Other Business

- a. Dakota Avenue Properties Update – there is not a confirmed date for demolition of the historic homes and commercial buildings at this time.

ITEM 8. Announcements

- a. Adam and Diane will be attending the PastForward Conference for Historic Preservation October 28-31
- b. Next meeting of the board is scheduled for November 13, 2024.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 5:00 pm.