

BOARD OF HISTORIC PRESERVATION
WEDNESDAY DECEMBER 13, 2023
4:00 PM City Center, Cooper Conference Room, 110
Sioux Falls, SD

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, FIRST FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8745 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

Adam Nyhaug, Board Chair
Kathy Renken, Board Vice Chair
Diane deKoeper, Staff Liaison

AGENDA

- | | |
|---|---------------------------------|
| ITEM 1. CALL TO ORDER & QUORUM DETERMINATION | Adam |
| ITEM 2. WELCOME & INTRODUCTIONS | Adam |
| ITEM 3. APPROVAL OF REGULAR AGENDA | Adam |
| ITEM 4. APPROVAL OF 9/13/2023 MEETING MINUTES | Adam |
| ITEM 5. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Adam |
| ITEM 6. NEW BUSINESS
a. 1212 S. Phillips Avenue, Dormer Addition
All Saints Historic District
(board action required) | Jon Beatch, Beatch Construction |
| ITEM 7. OTHER BUSINES
a. Historic Preservation Loan Program
b. CLG Conference May 22-24, Sioux Falls | Diane
Diane |
| ITEM 8. ANNOUNCEMENTS
a. Next meeting – January 10, 2024 | |
| ITEM 9. ADJOURNMENT | |

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 September 13, 2023
City Center, Cooper Conference Room, 110**

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Alex Halbach (via conf call)
Nicholas Kummer
Lynn Remmers
Nolan Hazard
Gail Fossum Shea
Adam Weber (4:10)

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Jason Justice, Homeowner

Members Absent:

Delia Druley (excused)

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Adam Nyhaug called the meeting to order at 4:02 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Adam Nyhaug welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the August 9, 2023, Meeting Minutes

- a. Board Chair Nyhaug requested a motion to approve the August 9, 2023, meeting minutes. Member Remmers made the motion to approve the minutes and Member Renken 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. **732 W. 8th Street – Cathedral Historic District**

Homeowner Jason Justice summarized his request to remove the existing garage due to the damage from a tree that fell on it in July. His insurance company totaled out the garage. The proposed garage will be 30' x 24' with 10' sidewalls. The original carriage house on the property had been replaced several years ago with the garage that was damaged. Board review and discussion included the following:

- Trim on the garage should match what is on the house at the windows, corners and gable ends.
- Siding must be smooth in lieu of a textured type of Hardie or LP Smartsiding. Member Renken suggested a smooth Hardi cement board. The homeowner said he would rather use a treated yellow pine and rip it down so the siding reveal would be 4"-4.5".
- Member Remmers noted that the window on the west façade appears to be out of scale with the garage door and façade. She asked that he consider increasing the size. Member Remmers also asked that the homeowner consider adding a second window on the south façade and increasing the size to match those on the house.
- Member Remmers noted that the overhang shown on the drawings for the garage, are shallower than the house and asked that he verify the depth on the house to match the garage.
- Member Kummer asked the homeowner what the distance of the garage is to the property line to determine if a rated wall was required on the north side.
- The homeowner provided an image on his tablet of a carriage house style garage door he would provide for the garage.
- The homeowner reviewed the existing metal roof shingles existing on the house. Due to the minimum quantity required for ordering, he would prefer to use asphalt shingles on the garage. The shed roof over the front portion of the house has asphalt shingles and he will try to match the garage shingles to the shed roof.

Member Kummer made the motion with the following amendments to the applicants drawings that the new garage would have a non-adverse effect on the Cathedral Historic District. Amendments will include the following for Diane's review when drawings are submitted for a building permit:

1. Trim on garage will match the trim on the house.
2. Siding will be treated yellow pine ripped down to a 4"-4.5" reveal.
3. Window sizes will be increased to compliment the house. Window header should line up with door header.
4. Window trim on the garage will match window trim on the house.
5. Overhang of the new garage will match the overhang on the house. Homeowner later confirmed that the overhang on the house is 10" but appears deeper due to the 5" wide gutters.

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

ITEM 7. Other Business

- a. 924 W. 10th Street (924 W. 8th Street was incorrectly noted on the agenda). Diane explained that the house at 924 W. 10th Street was in the expanded area of the Cathedral Historic District. When SECOG requested demolition a Permit Tech wasn't aware that it was in a historic district and approved the demolition. SECOG purchased the property after an interior fire consumed the house, before the expanded district was approved. Although the request for the demolition should have come to the board for review, demolition would have been approved due to its condition. SECOG had plans to place a governor's house on the lot, but they were notified that to do so, they would have to meet the Secretary of the Interior's Standards for New Construction and require approval from the board. Diane provided an application to SECOG, but they may

consider moving an existing home that fits the lot and standards. This will still require board review and approval.

- b. Preservation Planning Handbook was included in the packet mailed out and Diane asked that board members begin reviewing the information for future discussion.

ITEM 8. Announcements

- a. The next board meeting is scheduled for October 11, 2023, at City Center, 231 N. Dakota Ave. at 4:00pm.
- b. The CLG Conference committee will meet prior to the regular meeting at 3:00 the same day and location.

ITEM 9. Adjournment

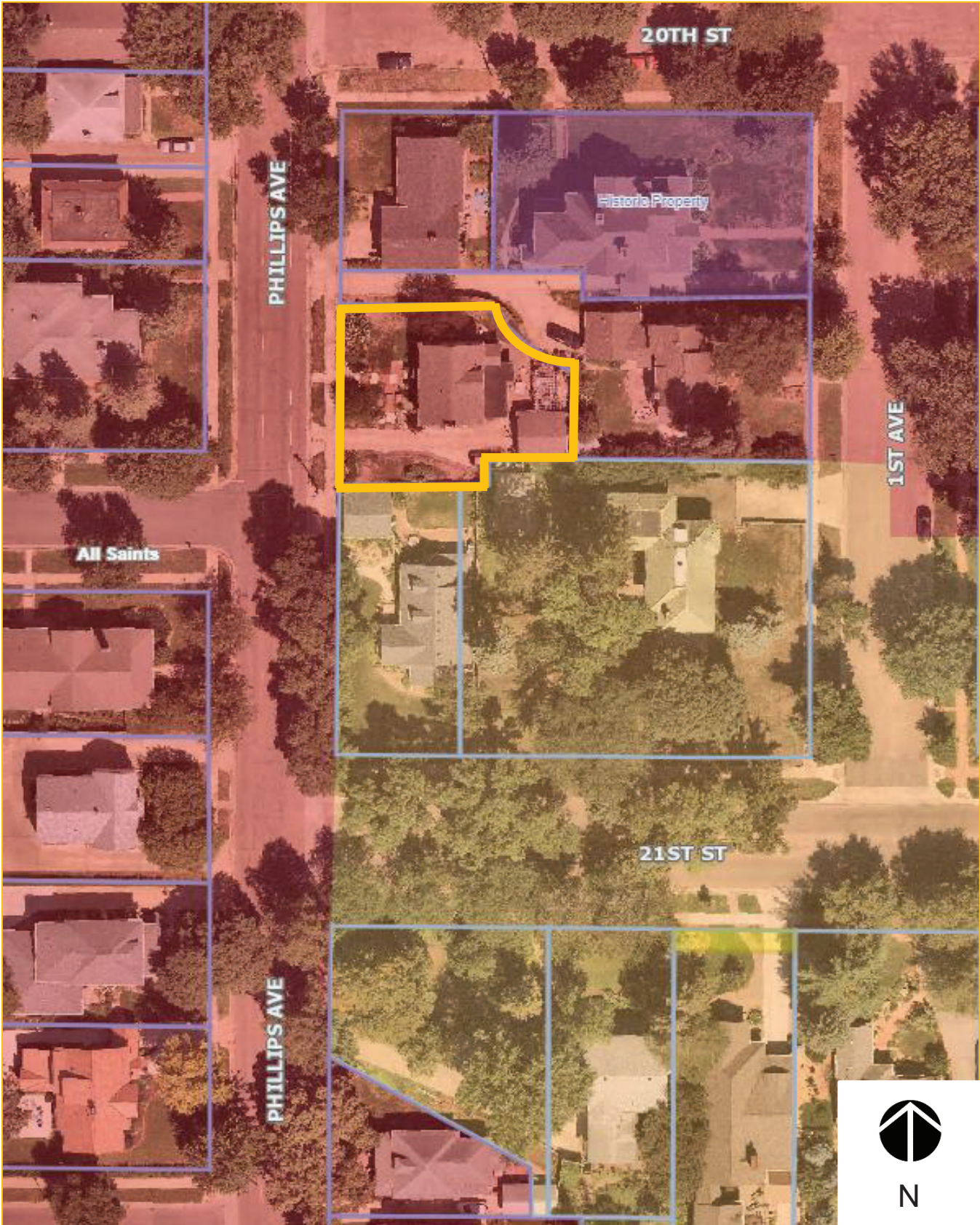
- a. The Board of Historic Preservation meeting adjourned at approximately 5:00 pm.

SIoux FALLS BOARD OF HISTORIC PRESERVATION

Project Review	December 13, 2023
<u>Property Address</u>	1212 S. Phillips Ave.
<u>Property Owner</u>	Jacob Mortenson and Elizabeth Naber
<u>Historic District</u>	All Saints Historic District
<u>Year Built</u>	1931
<u>Category</u>	Contributing
<u>Project</u>	The project involves the renovation of the attic space to create one to two legal bedrooms and a new bathroom. The proposed dormer will allow for head height /clearance in the bathroom on the west side of the house. An existing dormer is located on the east (back) side of the house for existing stairs to the attic. The design of the dormer is intended to preserve the historic integrity of the home and is similar to other dormers of colonial style homes in historic districts around Sioux Falls.
<u>National Register</u>	<p>This two-and-a-half story frame Colonial has weatherboard siding and a gabled roof. The central entrance has sidelights and fluted pilasters on either side. Shutters and awnings adorn the windows.</p> <p>Robert J. Meldrum, a salesman for the WZ Sharp Electric Company, was the first resident of this house.</p>
<u>Project Representative</u>	Jon Beatch, General Contractor
<u>Neighbor Notification</u>	No
<u>Staff Recommendation</u>	Approval
<u>Board Action</u>	Required
<u>Photos</u>	See attached *Historic photos provided by the Siouxland Heritage Museums.

ALL SAINTS HISTORIC DISTRICT

1212 S. Duluth Avenue





**Historic Photos of
1212 S. Phillips Avenue**





Above: Front / west elevation

Below: Back / east elevation





Above: Side / north elevation

Below: Side / south elevation





Above: 1220 S. Phillips Avenue. South of 1212 S. Phillips Avenue

Below: 1200 S. Phillips Avenue. North of 1212 S. Phillips Avenue

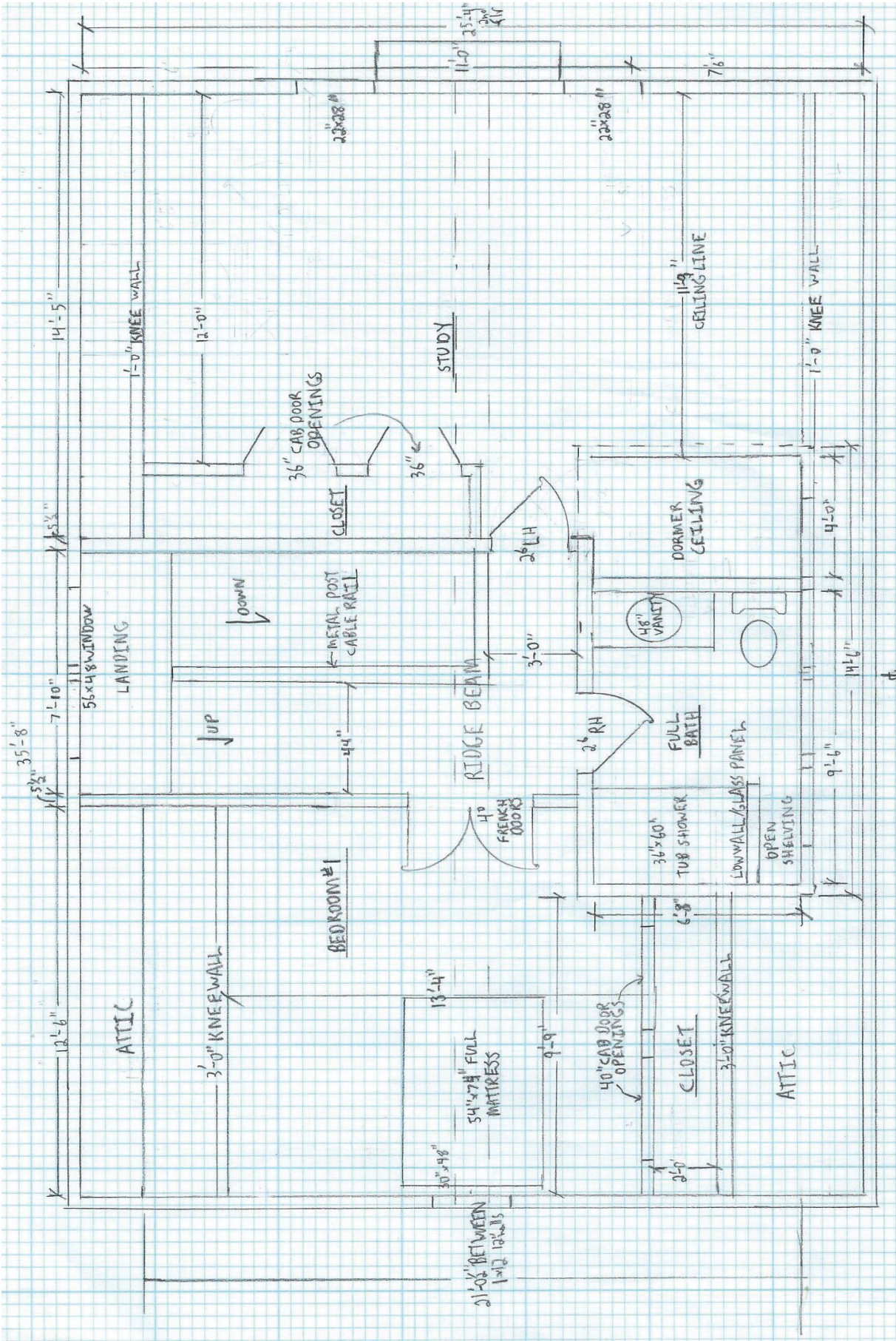




Above: 1215 S. Phillips Avenue. Across S. Phillips Avenue, west of 1212 S. Phillips Avenue.

Below: 100 W. 21st Street (side view). Across S. Phillips Avenue, west of 1212 S. Phillips Avenue

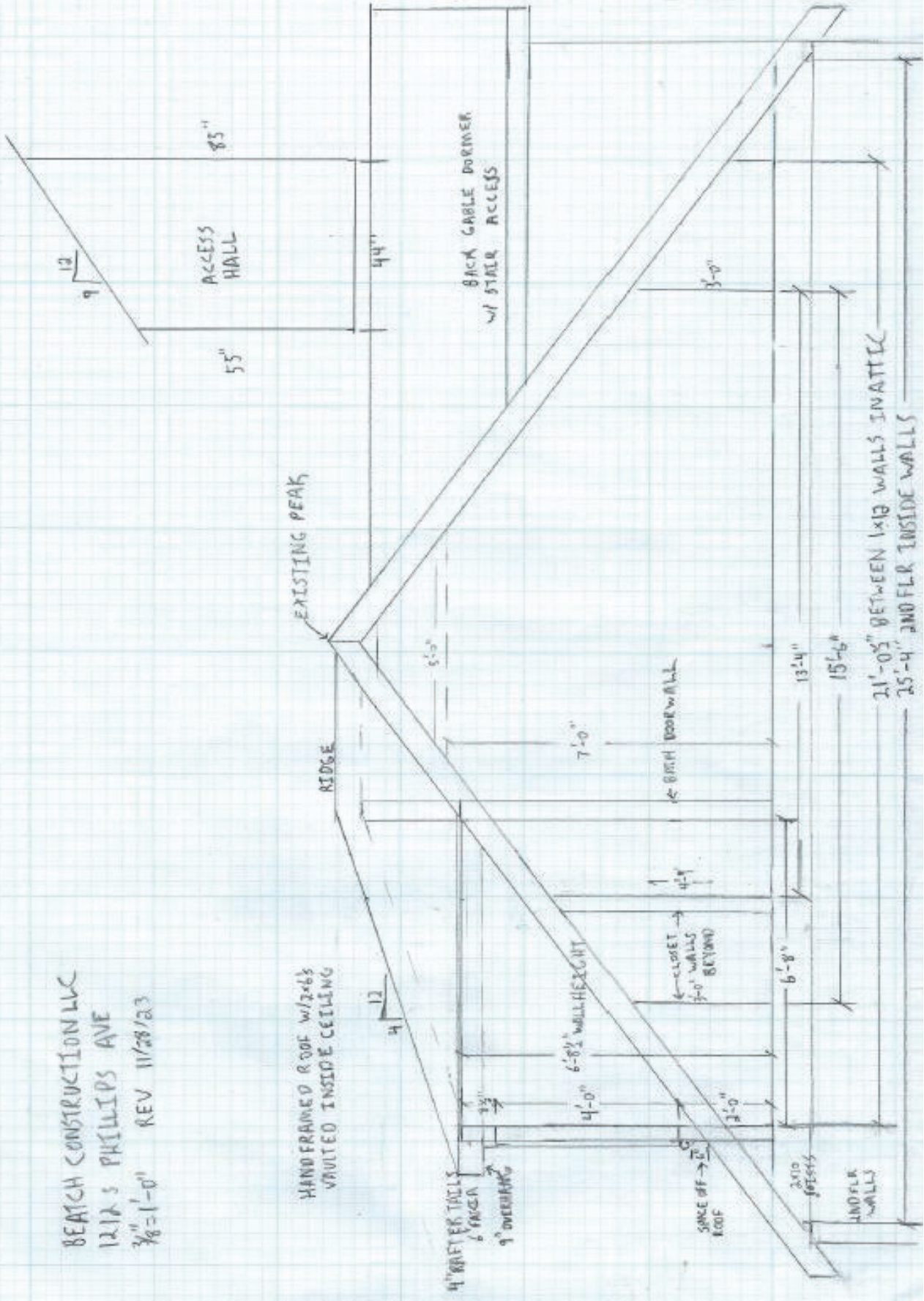




BEACH CONSTRUCTION LLC
 MORTENSON ATTIC REMODEL
 1/4" = 1'-0"
 REV 11/24/83

BEATCH CONSTRUCTION LLC
 1212 S PHILLIPS AVE
 3/8" = 1'-0" REV 11/28/23

HAND FRAMED ROOF w/2x6s
 VAULTED INSIDE CEILING



ATTIC SECTION



Above: 1212 S. Phillips Avenue. Existing house without dormer

Below: 1212 S. Phillips Avenue. Existing house with proposed dormer



**Colonial Homes with Dormers
in Sioux Falls Historic Districts**



227 N. Duluth Avenue
Cathedral Historic District



1305 S. Dakota Avenue
Sherman Historic District



1409 S. 5th Avenue
McKenna Park Historic District (expansion)