

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 Hardie 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.