

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 December 13, 2023 City Center, Cooper Conference Room, 110

Members Present:

Adam Nyhaug, Chair
Delia Druley
Nolan Hazard
Lynn Remmers
Gail Fossum Shea
Adam Weber

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Liz Naber, Homeowner
Jon Beatch, Beatch Construction

Members Absent:

Alex Halbach (excused)
Kathy Renken (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 Druley made a motion to approve the regular agenda and Member Fossum-Shea seconded the motion. The motion passed unanimously.

ITEM 4. Approval of the September 13, 2023, Meeting Minutes

- a. Board Chair Nyhaug requested a motion to approve the September 13, 2023, meeting minutes. Member Remmers made the motion to approve the minutes and Member Fossum-Shea 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. **1212 S. Phillips Avenue – All Saints Historic District**

Jon Beatch described some of the previous work they've done for the homeowners to the home being reviewed today. Jon said that his company has remodeled the kitchen, changed out the front door and remodeled the interior of the front entrance. Liz Naber who owns the home with her husband described that they love the home and historic neighborhood and would like to expand the finished attic into a bedroom for one of their three children rather than having the bedroom in the basement. By providing the additional bedroom in the attic, they feel that they can stay in the house To make a bedroom work in

the attic, a bathroom is necessary rather than having a child use the stairs to access the second floor bathroom.

Jon explained various concepts that were reviewed to make the bathroom work in the attic space to provide adequate room for fixtures, access to the bedroom and study area and head height in the bathroom. Different styles of dormers were also reviewed, but the hip roof provided the height necessary as well as compatibility with the existing roof of the house.

Board review and discussion included the following:

- Could casement windows be used in lieu of double hung windows?
Board agreed that the double hung windows are consistent throughout the house and appropriate to use at the dormer. Profiles would differ between the two styles of windows and with the same double hungs, the profiles are compatible.
- Could window size be minimized to add siding either above or below the windows?
Jon noted that the proposed windows are 4' tall and to minimize to the next standard height would be 3'-4" without providing custom windows. Board members didn't feel that the windows needed to be minimized and liked the amount of natural light it provided in the space.
- Andersen Eagle series, aluminum clad windows will be installed at the dormer.
- Vinyl siding exists on the house but Jon proposed using a hardi-cement board smooth siding at the dormer. Down the road the homeowners may want to remove the vinyl siding to expose the original lap siding underneath.
- New window trim will match existing windows in profile.
- Board members expressed that the proposed dormer is not distracting or overwhelming to the existing house.

Member Remmers made the motion that the proposed dormer does not have an adverse affect on the historic district. The motion included the following stipulations:

- The dormer siding will match what is original under the vinyl siding in dimensions and the existing trim of the windows will also match the new construction.

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

ITEM 7. Other Business

- a. Historic Preservation Loan Program – Diane reviewed the loan program that will go live for applications as of January 2, 2024. Deadlines noted in the application draft for board review will need to be updated. Three board members will form a committee to review applications for Phase III of the program to determine which projects will move forward.
- b. CLG Conference, May 22-24 – Adam Nyhaug, Lynn Remmers, Kathy Renken and I have been meeting for several months to determine an agenda and tours for the conference. A Save the Date will be sent out from SHPO with a confirmed agenda to follow.

ITEM 8. Announcements

- a. The next board meeting is scheduled for January 10, 2024, 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 4:53 pm.