



BOARD OF HISTORIC PRESERVATION

Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

Meeting Minutes for June 10, 2015

Members Present:

Jennifer Dumke
Tom Keller
Ed Lund
Adam Nyhaug
Shelly Sjovold
Gary Conradi
Rachael Meyerink
Dixie Hieb
Elizabeth Schulze

Public in Attendance:

Craig Houg, Houg Construction, LLC
Wade Paulson, Homeowner
Jill Callison, Argus Leader

Staff Present:

Diane deKoeper, Planning Department

Chairman Dixie Hieb called the meeting to order at 4:00 p.m. and gave introductory comments.

1. Approval of the May 20, 2015, Meeting Minutes – Board member Hieb noted that under Item 3b. there is a duplicate sentence. One of the sentences, reading the following, shall be omitted, “This facade will replace one of the last non-contextual storefronts on the block of Phillips Avenue with a complementary design that reinforces the historic streetscape.”

2. Public input on non-agenda items: None

3. New Business:

a. 1604 So. Dakota Ave. - Request to raze existing garage for new. House and garage were constructed in 1926 and are both contributing to the Hayes Historic District.

Wade Paulson the homeowner explained that he has had drainage issues due to the lack of slope of the driveway from the garage to the curb. He has proposed to improve the slope by pouring a new driveway and garage floor and replacing the garage. The new garage will be slightly smaller, but deeper. Mr. Paulson indicated that the new garage roof pitch will match the house pitch, and lap siding. The current siding on the garage is wider than that on the house. The property owner is required to meet building code of the new structure and zoning ordinance for setbacks. Board member Keller made a motion that the new garage would not have an adverse effect on the district, board member Conradi, seconded the motion. Board members approved the motion unanimously.

b. 1525 So. Second Ave. - Request to replace windows, roof shingles, front door and repaint a home in the McKennan Park Historic District.

The home is a prominent structure in the McKennan Park neighborhood. Craig Houg is the contractor working with the property owner. The home is a one-and-a-half story California style bungalow with an Oriental flavor constructed in 1915. The interior of the home will also undergo updating. Mr. Houg indicated that some exterior siding will be replaced with like material. Thirty-nine of the existing windows will be replaced with vinyl windows with a similar appearance in mullions. Mr. Houg is planning to use Anderson Renewal windows or Lindsey Vinyl windows where custom windows are necessary. The front living room window will be slightly modified from the existing window. The wider horizontal mullion will be narrower when the window is replaced. Board members asked the contractor if he/the property owners considered using wood windows for replacement. Mr. Houg indicated there is an approximately \$15,000 difference between vinyl and wood. Board member Meyerink mentioned that the Deadwood Grant Fund is a matching grant that could pay for the difference. Deadline for the grant application is October 1. Mr. Houg reported that the homeowners would like to proceed sooner with the project. Below is a list of additional items that will be modified on the house:

- At the rear of the house is a small deck that will be removed. The interior room will be a closet and the door will be removed and the window on the south facade will be shortened up. The existing patio door on the west facade and some windows included with additions over the years will be modified to add accent tails to match the rest of the house.
- New roof shingles will be replaced with a darker color architectural shingle.
- New garage doors will replace the old.
- Powerlines located overhead at the rear of the house will be buried.
- Existing 48" wide front door will be replaced. The swing may be altered.
- New paint color is being proposed. The contractor did not have a sample of the color but indicated it will be a medium to dark gray with the same white trim that exists.

Board member Conradi made a motion that the remodel of the house will not have an adverse effect on the McKennan Park Historic District and Board member Dumke seconded the motion. Board members approved the motion unanimously.

4. Other Business:

a. CLG Grant Brochure Update – The Dakota and Main Avenue Downtown Walking Brochure should be returned from the printer by June 26.

b. Touchmark at All Saints Update– Joseph Billig provided an update of options the design team has considered and/or included in the project design that were presented by either the Board of Historic Preservation and/or the All Saints Neighborhood Association. They will continue to communicate changes as they progress with the project.

Adjournment – A motion to adjourn the Board of Historic Preservation meeting was made and seconded. Motion passed unanimously. Meeting adjourned at 5:40 p.m.

The next board meeting will be held on Wednesday, July 8 at 4:00 pm.