



## 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 August 12, 2015

### Members Present:

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

### Members Absent:

Elizabeth Schulze

### Staff Present:

Danny Brown, City Attorney  
Dustin Powers, Community Development  
Adam Roach, Community Development  
Diane deKoeyer, Planning Department

### Public in Attendance:

Jesse Deffenbaugh, Deffenbaugh Homes  
Jill Callison, Argus Leader

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

1. **Approval of the July 8, 2015, Meeting Minutes** – Diane noted the correction that Shelly Sjovold was not in attendance at the meeting on July 8. Board member Keller made a motion to accept the July 8 meeting minutes with the noted correction and board member Conradi, seconded the motion and all board members approved the motion unanimously.
2. **Public input on non-agenda items:** None
3. **New Business:**
  - a. **200 E. 23<sup>rd</sup> St. – Porch Addition, Jesse Deffenbaugh**

The home is a contributing structure to the All Saints Historic District. The architectural style of the home appears to be an asymmetrical colonial that is not commonly found in the All Saints District or other parts of the city. The main entrance door is located to the west of the south façade and the homeowner proposed centering it and to create a 10' deep porch. The adjacent home to the west is similar to what the applicant is proposing. Existing windows will be replaced with Marvin double hung windows. The Old Courthouse Museum provided historic images of the home when the district was

nominated and it appears that the location of the windows and front door are consistent with the appearance of the home when nominated. The applicant also requested painting the exterior. Board Member Lund made the motion that the proposed changes of moving the door and creating a new front porch would have an adverse effect on the district. Board Member Dumke seconded the motion. Board Members approved the motion unanimously. The applicant was approved to change paint colors on the house.

**b. Draft letter for neighbor notification** – The board agreed with the notification to neighbors when an application is made to but preferred that in lieu of just providing them to adjoining neighbors, that they also be sent to neighbors within five doors on either side of the applicant home as well as homes across the street and to the rear of the subject property. Neighborhood Associations will also be asked to post the information on their respective websites. Dixie also provided recommended changes to the letter that are included in the final draft attached.

**c. Touchmark at All Saints** – The project with Touchmark is scheduled to be heard by the City Council on August 18 to determine prior to issuance of a building permit that Touchmark has considered all relevant factors, and that there is no feasible and prudent alternative to the proposal and that all possible planning to minimize harm to the historic property has been considered. Danny instructed the board that if any of them wanted to attend the city council meeting to speak on this item, they would have to do so as an individual citizen and not as a board member. Ed Lund stated that he would be in attendance at the meeting.

**d. YMCA Façade Easement Project Closeout** - Adam Roach with Community Development presented images of the completed project. 120 windows were replaced and the entrance node to the west that was constructed in the mid-90s was removed. The award for the project was \$96,000 out of the \$105,000 originally requested. If and when the cornice replacement is completed, the owner will receive the remaining funds.

**e. The Banks** – Dustin Powers with Community Development provided an update to the board on the project. Due to the difficulty in acquiring the two buildings (Skelly's and Copper Lounge) on Phillips Avenue, the developer will proceed without these properties in the project.

**f. 2015 Mayor's Preservation Award** (followed meeting adjournment) – Mayor Mike Huether presented this year's award to the Cathedral Historic District for the preservation and protection of the historic properties in their neighborhood. Bev Oliver, Mary Glenski, Gail Cian, and Rebecca Dunn accepted the award on behalf of the neighborhood.

#### **4. Other Business: None**

**Adjournment** – A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Keller and seconded by Board Member Dumke. Motion passed unanimously. Meeting adjourned at 4:55 p.m.

The next board meeting will be held on Wednesday, September 9th at 4:00 pm



«Date»

# FINAL DRAFT

«Nameapplicant»

Dear Property Owner:

On Wednesday, «BOHP\_Date» at 4 p.m. the City of Sioux Falls Historic Preservation Board will hold a public meeting at City Hall in the Commission Room, 224 West Ninth Street, regarding a request for review at «Property\_Location», which is located in your neighborhood.

The request is for «Request» that is located within a Historic District. Requests are evaluated by the Board of Preservation to determine if the proposed project meets the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties.

The Board of Historic Preservation meetings are open to the public. If you would like to address the Board on this item or any other items on the agenda, please attend the meeting. You may ask questions or provide comment to the Applicant and the Board. Your comments and questions will be included in the meeting record. Following the Board's discussion, the Board will vote on the item to determine if the request will or will not adversely affect the Historic District.

Please share this information with others in your neighborhood who may be interested in this request. If you have any questions or concerns regarding the request for review, please contact our office at 367-8889 or [ddekoeyer@siouxfalls.org](mailto:ddekoeyer@siouxfalls.org). The Board of Historic Preservation's website is <http://www.siouxfalls.org/mayor/boards-commissions/historic-preservation-bd.aspx>

Sincerely,

Diane de Koeyer  
Staff Liaison for Board of Historic Preservation