Regular Meeting Minutes for February 13, 2019

Members Present:
Josh Chilson
Pam Cole
Rob Collins
Jennifer Dumke
Alex Halbach
Thomas Keller
Rachael Meyerink
Lynn Remmers
Lura Roti
Shelly Sjovold

Staff Present:
Diane deKoeyer, Urban Planner, BoHP Staff Liaison

Public in Attendance:
Jessie Halverson, Homeowner
Wade Enstad, Enstad Builders
Bill Townsend, All Saints Historic District Resident
Wayne Fanebust, All Saints Historic District Resident
Karen Johnson, All Saints Historic District Resident
Karen Myers, All Saints Historic District Resident
Deb Bukrey, All Saints Historic District Resident

1. Call to Order and Quorum Determination
Chairperson Rachael Meyerink called the meeting to order at 4:02 p.m.

2. Welcome and Introductions
Chairperson Rachael Meyerink welcomed board members and guests, and gave introductory comments.

3. Approval of Regular Agenda
Chairperson Rachael Meyerink requested a motion to approve the regular agenda. Member Pam Cole made the motion to approve the regular agenda. Member Alex Halbach seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the January 9, 2019 Meeting Minutes
Chairperson Rachael Meyerink requested a motion to approve the January 9, 2019, meeting minutes. Member Alex Halbach made the motion to approve the minutes as presented. Member Tom Keller seconded the motion. The motion to approve the January 9, 2019, meeting minutes passed unanimously.

5. Public Input on Non-Agenda Items (five-minute period)
There was no public input received.
6. New Business
   A. 1621 S. 2nd Ave. McKennan Park Historic District
      Wade Enstad, Contractor
      Jessie Halverson, Homeowner
      (Board action required)

      Wade Enstad reviewed the homeowners request to replace existing double hung
      one-over-one windows. The historic images obtained from the Siouxland Heritage
      Museum identify double hung six-over-one windows. Based on the location of the
      horizontal mullion for the double hung bay windows, the homeowners would like to
      locate the grid pattern on the top third of the window so it doesn’t obstruct their
      view to the park.

      Jessie prefers to install casement windows rather than double hung due to the
      screen being located on the interior of the window rather than on the outside.
      Additionally, the homeowner is requesting to add a cedar header above the two
      upper story windows and for the corbels at the front door. The purpose in adding
      the cedar is to contribute more character to the homes façade. Flower boxes are
      also proposed to the bay windows at the first story.

      Member Lynn Remmers commented that the raised grid in the proposed windows
      indicates a more modern look. If the homeowners want casement windows, the
      grid pattern could be defined to look like a double hung, six-over-one windows.

      Member Alex Halbach spoke about the windows he installed on his home in the
      McKennan Park Historic District. He felt strongly that the new windows should be
      double hung in lieu of casement. He invited the homeowners to come to his home
      to review.

      Member Rob Collins reviewed the use of cedar trim on the windows. He felt that
      the use of cedar trim on all sides of the window might be more interesting. Rob
      also noted that the windows should be double hung, but if not, then casement
      windows that appear to be double hung.

      Member Lura Roti reviewed the Secretary of Interior Standards for Rehabilitation
      and her concern that restoring the windows to be as close or similar to the original
      windows as possible. Number 2 of the standards indicates, the historic character
      of a property shall be retained and preserved. Modifying the window appearance
      would alter the homes character.

      Member Jennifer Dumke asked the contractor how the cedar header above the
      windows would be installed. Wade indicated that it would be decorative and could
      be removed if necessary. Member Josh Chilson agreed with other board
      members concern for the cedar header and how it would be installed. Wade
      indicated that it would not be built into the stucco façade, but rather attached at
      the window.

      Member Lura Roti reviewed the standards again and questioned if number 3,
      whether or not the property is a record of its time, place and use and that adding
the cedar header creates a false sense or conjectural feature of the homes historic development.

Member Tom Keller made the motion that the homeowners request to add the cedar header above casement windows with the grid pattern located at the top third of the window would have an adverse effect on the McKennan Park Historic District.

Further discussion ensued to clarify that the casement windows are acceptable if they provide the appearance of a double hung window with a six-over-one pattern. The cedar header would not be acceptable and that the contractor needs to review the original photos to match the dimension of the jack stud (window header is supported by a shortened stud to transfer the load to the framing beneath) between windows at the first and second stories. Since the jack stud appears to have been removed at these windows, the contractor should add them back for the original function and appearance of the windows.

Member Alex Halbach seconded the motion and the motion passed unanimously with the remaining board members.

B. All Saints Historic District Q & A
Karen Johnson shared information on her house at 804 S. Phillips Ave. which is the Jasper Stone Bed & Breakfast. Attached is the information Karen provided that should be used to update the walking tour brochure.

Bill Townsend attended the meeting based on the board’s invitation. He noted that his home is also in the walking tour brochure for the All Saints District. He was very impressed sitting through the meeting and listening to the board review the property at 1621 S. 2nd Ave. and thanked the board for what they do.

Wayne Fanebust attended the meeting to inquire about funding opportunities to assist with repairs to his home. Diane forwarded this information to Wayne on February 20th.

Member Rob Collins left the meeting at 5:01 pm

C. East Side Fire Station & Branch Library Nomination to the National Register of Historic Places
Tom Keller made the motion to support the nomination of the East Side Fire Station to the National Register of Historic Places and Alex Halbach seconded the motion. The motion passed unanimously by the remaining board members.

8. Adjournment
With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:06 pm.
Located in one of Sioux Falls' most recognized historic homes, The Jasper Stone Bed and Breakfast was licensed and began operating in 2014.

The house is a craftsman-style bungalow, most likely designed by architects at The Los Angeles Investment Company and built from plans featured in a 1912 issue of Practical Bungalows, featuring the design on its cover.

The builder and original owner of the house was George Budgett. In May of 1913, his parents subdivided their lot at 802 S Phillips Avenue so George could build his house next door on the southern half of their lot.

George worked as a bookkeeper for the Sioux Falls office of the Wisconsin Granite Company. In 1915, after living in the house for a short while, George and his wife rented their home to Arthur Hewson, general manager of the Wisconsin Granite company, and his wife, Agnes, returning to their home before George left for WWI in June of 1917, returning in October 1918.

The house was sold to Harry and Luella Park in 1919 and has had multiple owners in the past 100 years.

The current owner, Karen Johnson, purchased the house "as is" in April 2007 and has restored most of the home's original details.