Regular Meeting Minutes for August 28, 2019

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

Members Absent:

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

Public in Attendance:
Barb & Pierce McDowell, Homeowners
Scott & Cory Hjellming, Hjellming Construction
Elicia Kortus,

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 Tom Keller made the motion to approve the regular agenda. Member Pam Cole seconded the motion. The motion to approve the regular agenda passed unanimously.

4. Approval of the July 10, 2019 Meeting Minutes
Chairperson Rachael Meyerink requested a motion to approve the July 10, 2019, meeting minutes. Member Tom Keller made the motion to approve the minutes as presented. Member Pam Cole seconded the motion. The motion to approve the July 10, 2019, meeting minutes passed unanimously.

5. Public Input on Non-Agenda Items (five-minute period)
Elicia Kortus, President of a non-profit organization for the economic and social benefits of old buildings. In 2015, XXXX saved a building from demolition in Jasper MN and is working on a second building there as well. Elicia recently became involved with the Strong Towns organization here in Sioux Falls. Their group is concerned with the planned demolition of the Irving School that is scheduled to be replaced with affordable housing apartments. They are trying to connect with community leaders to try and save the school. Environmental energy savings,
business and start-ups for existing buildings rather building new. Interested in activating neighborhoods to take the lead on projects. Research and information of Harold Spitznagel who designed the Irving School. Departure from his previous style.

6. New Business
A. McDowell Residence Addition Barb & Pierce McDowell, Homeowners
   1321 S. 2nd Ave Scott & Cory Hjellming, Hjellming Construction
   McKennan Park Historic District
   (Board action required)

Introduction of Scott and Cory Hjellming, Barb and Pierce McDowell, homeowners. Scott reviewed the proposed addition to the house on the south property that was recently purchased. The addition includes a solarium, library and at the rear of the property, a garden shed for potting and storage.

The existing dormers with wood shakes will be modified and changed to EIFS/stucco to match the rest of the house. The existing stoop adjacent to the front steps is failing and pulling away from the house. The stoops on both sides of the steps will be removed and the steps will be reconfigured.

In 2014, Hjellming Construction was hired by the McDowell’s to work on the rear portion of the house and garage. Scott noted that they followed the Secretary of Interior Standards very closely for the project at the back of the house as well as the design for the south addition. Color scheme, ornamental features and materials will match the existing home and 2014 addition. The area in front of the proposed addition will allow for a large green space and English garden.

Member Halbach raised the question about the southeast dormer that was part of the east addition with Charlie Beach. Hjellming Construction added the southwest dormer in 2014. Member Halbach also asked about the steps shown on the drawings at the front gable end of the addition. The steps are not shown in the landscape plan from Earthscapes. Barb McDowell clarified that there will be a planter in front of the patio but the only steps will be located in front of the solarium.

Member Cole asked about the square footage of the original home. It was noted that it was approximately 1,500 SF. Her concern was that the size of a new house is being added on to the existing home and not wanting to replicate the existing home and asked that the board verify that they are following the standards.

Scott Hjellming noted that a lot of the homes in the area, as noted in the addendum, are two story homes and the McDowell’s home is one-story. Lot and structure width examples of homes in the neighborhood were provided in the addendum for comparison.

Member Halbach asked to confirm the roof pitch of the existing structure and the new addition. Cory confirmed that the addition will be a 20:12 pitch that matches the existing gable end to the east. The garage roof is an 18:12 pitch. Height of the new gable peak will match the existing south gable end of the existing house.
Member Roti asked about the “swoop” on the existing gable end that was new to the east addition in 2004. Cory explained that

Member Halbach liked the use of the brick on the addition and carrying it up to the door header that makes it distinct from the existing stucco on the house. Member Halbach also asked if there is a second floor on the solarium due to the window locations. There is not a second story, but the dormer windows will provide additional natural light to the solarium on both the east and west facades.

Member Halbach noted that he walked by the property the previous night and had a better understanding of the addition spatially because of the masonry fence that is under construction. Member Halbach also asked if the neighbors to the south were aware of the addition that the McDowell’s are undertaking. Barb confirmed that they are, and in fact purchased 15’ of the vacant property as well. Barb also confirmed that the homeowners have reviewed the plans with them and have engaged the contractor since they have started construction of the fence.

There is also a wide area of greenspace between the fence and the proposed addition and member Halbach appreciated the separation.

Member Sjovold asked why the homeowner chose to use curved steps in lieu of square as identified in the landscape plan. Barb noted that they are trying to bring the steps back to what was there originally. The homeowner and contractor provided a summary of the landscape, retaining and planter walls.

Member Keller asked about the small building at the rear of the property. The homeowner noted that it would be lawnmower/garden shed. At this time is a planned for some time in the future, and probably will not be part of this project.

Member Meyerink asked about distinguishing the existing house from the materials on the addition. Scott noted that there are three different bricks on the house and with this addition; it will match very closely to the existing. New windows will complement the existing. Cory noted that there would be a difference from the existing stucco to the proposed EIFS as a distinguishing feature. EIFS was used in the 2015 addition to the rear of the house.

Member Halbach asked for confirmation that the roof overhang, copper gutter detail, crown molding, etc. will match the existing. Scott confirmed that it will match the 2015 addition.

Member Remmers asked about the full height windows on the south façade of the addition and providing additional windows to the east of this facade. Barb explained that the east end would have library shelving on the interior and therefore, no room for windows. Member Remmers also asked about adding brick up to the roof overhang of the addition. Barb explained that they reviewed that option, but it did not look right and decided the stucco was the best option.

Member Halbach also asked about the “second story” windows and that they feel a little off from the other windows. Barb noted that she looked at using individual windows, but it looked like bedroom windows. They also looked at an “eyebrow” similar to the existing, but it did not feel right either. Member Sjovold asked about using two windows to make it less top heavy at
Barb said that they would further review the windows to try to resolve the “heaviness”.

Chairperson Meyerink noted that she had been concerned about the width of the addition, but feels comfortable with it now because the addition is set back and jogs.

Member Halbach provided the following comments for his support of the project:
- Based on the standards, the addition feels like a secondary structure to the main structure,
- The distinction of the brick on the first level, the color variation of the blue shutters versus the tan shutters on the main house.
- He appreciates that the homeowners are not building out the entire lot and that the design will make a nice addition to the neighborhood.

Member Roti noted that she appreciates that the addition matches up with the Secretary of Interior Standards for New Construction for items 4, 5, 6 and 9.

Member Cole commented that the south façade of the existing house feels like it is “cleansed” (from the shake siding) and it will be an improvement.

Member Halbach made the motion that the renovation plans as presented with or without the window changes does not create an adverse impact on the McKennan Park Historic District. Member Cole seconded the motion and the motion passed unanimously by the remaining board members.

Member Jennifer Dumke left the meeting at 5:00pm.

6. Other Business
   A. (Re) Election of Vice Chair

Because Vice Chair Rob Collins is unable to serve a second term, a new Vice Chair needs to be elected. Member Cole nominated Member Sjovold. Member Sjovold noted that she has served as Vice Chair previously and asked if there was anyone else that would like to serve; Chairperson Meyerink nominated Member Roti as Vice Chair. Member Roti replied that she could serve another time if Member Sjovold would like to serve again. Member Sjovold accepted the request. Chairperson Meyerink asked for a vote. Board members voted unanimously to approve Member Sjovold as Vice Chair.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:10 pm.
MEETING OF THE
BOARD OF HISTORIC PRESERVATION

August 28, 2019

ADDENDUM INFORMATION

1321 S. 2nd Avenue

Sioux Falls
Addendum: Stucco provided in lieu of brick at Solarium east facade
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1321 S. 2ND Avenue

- Existing structure approximately 39’ (North and South)
- Addition approximately 36’ (North and South)
- Lot width 108’41” North to South/Existing and addition of structure 75’
1325 S. 2\textsuperscript{ND} AVENUE
Approximately 48.6’ structure width / 91.59’ lot width

1319 S. 2\textsuperscript{ND} AVENUE
Approximately 54’ structure width / 95.5’ lot width

1500 S. 4\textsuperscript{th} AVENUE
Approximately 48.6’ structure width / 75.00’ lot width

1504 S. 4\textsuperscript{th} S. AVENUE
Approximately 65.0’ structure width / 100.00’ lot width
600 E. 21st STREET
Approximately 65.6’ structure width / 112’ lot width

1310 S. 4th AVENUE
Approximately 56’ structure width / 98.4’ lot width

1525 S. 2nd AVENUE
Approximately 45.6’ structure width / 88.8’ lot width

221 E. 21st STREET
Approximately 84.6’ structure width / 155’ lot width