

*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 April 13, 2022 City Center, Cooper Conference Room, 110

Members Present:

Alex Halbach, Chair
Lura Roti , Vice-Chair
Delia Druley
Nolan Hazard
Nicholas Kummer
Adam Nyhaug
Gail Fossum Shea
Kathy Renken
Lynn Remmers
Pam Cole (4:04)

Members Absent:

Gail Fossum Shea

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

Rich Jensen, Dakota Preservation
Keith Morgan, BeSpoke
Luke Gicoters, BeSpoke
Jared VanMaanen, BeSpoke
Jarrod Smart, Jarrod Smart Construction
Nick Kapperman, Jarrod Smart Construction
Brian Robinson, Resident

ITEM 1. Call to Order and Quorum Determination

Board Chair Alex Halbach called the meeting to order at 4:03 p.m.

ITEM 2. Welcome and Introductions

Board Chair Halbach welcomed the public in attendance.
Keith Morgan with BeSpoke introduced himself, team members Luke and Jared and summarized their involvement with the project and work they'll be providing to Jarrod Smart Construction.

ITEM 3. Approval of Regular Agenda

Board Chair Halbach requested a motion to approve the regular agenda. Member Cole made the motion to approve the regular agenda. Member Druley seconded the motion. The motion to approve the regular agenda passed unanimously.

ITEM 4. Approval of the March 9, 2022 Meeting Minutes

Board Chair Halbach requested a motion to approve the March 9, 2022 meeting minutes. Member Cole made the motion to approve the minutes and Member Kummer seconded the motion. The motion to approve the March 9, 2022 meeting minutes passed unanimously by the remaining board members.

ITEM 5. Public Input on Non-Agenda Items (five-minute period)

None

ITEM 6. New Business

a. Grocery Store Survey

Rich Jensen, Dakota Preservation

Rich summarized the report and will have a final draft for the boards review at the May meeting.

b. Dr. Stevens House, 21 Riverview Heights, Individually listed on the NR

Nick Kapperman reviewed the selective demolition they conducted in the house to determine the extent of water damage at the walls and ceilings. The patio on the southwest side of the home is approximately 12" above the bottom plate of the home and most of the plate is gone due to water damage. Tree roots are growing in this area. Several additions and remodels have been done to the house, none of which appear to be sympathetic to the original design.

The contractor requested approval from the board to continue interior demolition with plans to come back to the board in May or June for the exterior review.

For the interior review, below is a list of additions that were made to the house and included with the 2002 listing on the National Register.

- A sunroom was added adjacent to the kitchen in 1991 and is in very poor condition and needs to be removed.
- A screened-in- porch was constructed in 1991, is very narrow and appears to be functionally unusable. The owner would like to replace it with a wider porch to provide better use.
- The existing kitchen was constructed in 1988 and was once the location of the original garage. A flat roof addition to the kitchen was constructed in 1995 and is not sensitive to the style of the homes exterior.
- The garage which faces S. Lincoln Rd. was an addition in 19XX and at least 50% of the driveway is located on the neighbors property to the north.
- 'Beams' located in the original living and dining rooms, and 1995 kitchen addition, are not structural and used for decorative purposes only.
- Subsequent work was done to the house in 1995 that included general remodeling throughout the house.
- The original floor and wall material, Zenitherm is located in the original area of the home on the main level. It includes several materials, some of which are compressed stone and wood. The other materials in it are asbestos and should be removed for the health of the occupants in the home.
- With the various additions and repairs to the house, clay tile has been added and coloring is inconsistent. Installation was poorly crafted and should be removed and reinstalled as part of this project.

Board discussion continued to clarify areas of the home and original features. Based on the information provided during the meeting, Member Cole made the motion to allow interior and patio demolition. Member Remmers seconded the motion and the motion passed unanimously.

With concern as to remaining, original features to the house, Member Nyhuag requested to photograph the interior of the home to document what was remaining for historic records. Diane and Member Halbach requested to also meet on-site with Member Nyhaug, Nick Kapperman and Keith Morgan.

On Wednesday, April 20th everyone met to review and document the home. Due to the numerous additions and amount of remodeling, and selective demolition that was

performed it was challenging to determine what integrity there was to the original house and why the NR listing in 2002 included some of this information.

Interior items identified that will remain in the house are:

- Wrought iron stair railing from the salon to second floor
- Fireplace wrought iron accessories and mirror
- Radiator covers in salon
- Book niche in salon with decorative wrought iron above
- Front entry double doors/gates
- Salon fountain was removed but will remain with the house if future owners choose to re-install, or will remain with the house for historic purposes
- Interior light fixtures that meet IEC code will either be re-installed or remain with the house for historic purposes
- Mercury thermostat in salon may not be re-used in the house but will remain with the house for historic purposes
- Original kitchen sink may not be re-used but will remain with the house for historic purposes.
- Original interior light fixtures may not be reused but will remain with the house for historic purposes

Exterior Items identified that will remain with the house are:

- New wood windows will replace existing wood windows in poor condition. New windows will match original
- Leaded glass windows will remain or repaired if necessary
- All wrought iron around the house including railing, arched windows décor and Juliette balcony's
- All 4 x 4 tile around the top perimeter of the home and garage
- Stucco will be repaired to match original (varies in some areas with additions)
- Clay tile roofing will be new but match original.

With the information determined in the April 13 Board of Historic Preservation meeting and on-site review on April 20, Jarrod Smart Construction will be approved an interior demolition permit.

Proposed exterior work will need to be reviewed and approved by the board prior to issuance of a building permit.

On April 25, the homeowner requested review to de-list the home from the National Register. Diane contacted the State Historic Preservation Office for information regarding the process.

ITEM 7. Unfinished Business.

a. Dakota Avenue Properties

A neighborhood meeting will be held on April 14 to review options.

Update: The meeting was well attended and general support was given for the option to construct owner occupied condos and potentially closing off 19th Street. Neighbors did express concern about traffic in the neighborhood as well as the diagonal parking in front of the condos. Paul Reynolds requested that they not move forward with a city council meeting for their request to demolish the four homes until they complete their

construction cost analysis of the condos to determine that they can proceed. If changes are made to the design due to costs, the applicant will need to review with the neighborhood again.

ITEM 8. Announcements

a. Next meeting

May 11, 2022 @ 4:00pm

ITEM 8. Adjournment

The Board of Historic Preservation meeting adjourned at approximately 5:30pm.