

*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 June 8, 2022 City Center, Cooper Conference Room, 110

Members Present:

Alex Halbach, Chair
Adam Nyhaug
Gail Fossum Shea
Kathy Renken
Gail Fossum Shea
Pam Cole
Lynn Remmers
Nolan Hazard

Members Absent:

Lura Roti
Delia Druley
Nicholas Kummer

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Bob Smithback, RES Construction
Susan Omanson, Homeowner

ITEM 1. Call to Order and Quorum Determination

Board Chair Alex Halbach called the meeting to order at 4:04 p.m.

ITEM 2. Welcome and Introductions

Board Chair Halbach welcomed the public in attendance.

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 Nyhaug seconded the motion. The motion to approve the regular agenda passed unanimously by the board.

ITEM 4. Approval of the May 11, 2022 Meeting Minutes

Board Chair Halbach requested a motion to approve the May 11, 2022 meeting minutes. Member Fossum Shea made the motion to approve the minutes and Member Cole seconded the motion. The motion to approve the May 11, 2022 meeting minutes passed unanimously by the board.

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

None

ITEM 6. New Business

a. 1205 S. 4th Avenue, All Saints HD, Garage Replacement

Bob Smithback, RES Construction and Susan Omanson, Homeowner

Mr. Smithback reviewed the project as proposed and discussed the rot and decay of the existing garage as to why the homeowners would like to replace it. For additional storage needs, they would also like to add loft space as a second story. The main level garage will store a historic and two modern vehicles. The homeowners have resided in the home since 1990 and the Susan Omanson grew up in the McKennan Park area.

Member Remmers made the motion that the project as presented by the contractor would have an adverse effect on the All Saints Historic District and Member Fossum Shea seconded the motion. Chair Alex Halbach asked for suggestions to bring the proposed project into conformance for approval. The following suggestions were proposed by the board in order for Diane to sign-off on a building permit for the contractor:

- Proposed vinyl siding is not allowed in historic districts and will need to be changed to an LP Smart siding or Hardi Board cement siding.
- Siding shall be modified to approximately 4" in width to compliment the original garage and house. House siding currently has wider vinyl/steel siding, but the original siding probably exists underneath.
- Vinyl windows are not permitted in historic districts so the applicant will need to consider fiberglass, fibrex, aluminum clad or wood windows.
- Proposed drawings indicate a shallow roof overhang. The existing overhang is approximately 30". On the south side of the garage where it abuts the adjacent property, the overhang may have to be more shallow to meet zoning and building code.
- Consider narrowing up the garage width to allow for a deeper overhang on the north façade so that it does not interfere with the existing tree. Proposed garage is 22' and could be modified to 21'.
- Rafter tails should be included in the roof overhang to compliment the original design.
- At second floor gable ends, the 1 x 8 band board should be brought down and located just above windows and wrapped to the north, south and west facades to be consistent with first floor garage facades.
- Trim at garage doors and windows should be complimentary to house trim.
- Garage door style should include glass in the upper panels. Suggested review of carriage style garage doors.

With the proposed changes as noted above, the board voted unanimously to approve Diane signing off on a building permit for the contractor when updated drawings are submitted.

ITEM 9. Other

- a. 21 Riverview Heights – The homeowner has decided to pursue de-listing of the house on the National Register of Historic Places.
- b. Election of Board Chair and Board Vice-Chair
Member Halbach has served the two years as the board's Chair and Member Roti has served two years as the board's Vice-Chair.
Member Halbach nominated Member Adam Nyhaug to serve as board Chair starting at next month's meeting. Member Cole seconded the motion and all members unanimously approved the nomination.
Member Cole nominated Member Renken to serve as board Vice-Chair starting at next month's meeting. Member Fossum-Shea seconded the motion and all members unanimously approved the nomination.

ITEM 8. Announcements

a. July's board meeting

Due to a conflict for next month's meeting on the second Wednesday of the month, the meeting will be rescheduled for the third meeting Wednesday of the month, which is July 20, 2022 @ 4:00pm. Member Cole made the motion to change the date of the July

meeting to the 20th. Member Fossum-Shea seconded the motion and all members unanimously approved the date change for the next meeting.

ITEM 8. Adjournment

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