



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 May 20, 2015

Members Present:

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

Staff Present:

Diane deKoeyer, Planning Department
Brent O'Neil, Community Development

Members Absent:

Elizabeth Schulze

Public in Attendance:

Jesse Deffenbaugh, Homeowner
Jeff Hazard, KH Architects
Del Donaldson, Hayes Neighborhood
Patricia Hansen, Hayes Neighborhood
Todd Arneson, Hayes Neighborhood
Laurie Altman, Hayes Neighborhood
Kristie Werberg
Wade & Rachel Paulson
Merrie Larsen
Gary & Linda Graves
Louise Smith
Danny Weiss
Kate Nelson, SHPO
Liz Almlie, SHPO
Jill Callison, Argus Leader

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

1. **Approval of the April 8, 2015, Meeting Minutes** – A motion to accept the April 8, 2015, Board of Historic Preservation meeting minutes was made and seconded.
2. **Public input on non-agenda items:** None
3. **New Business:**
 - a. **1606 S. Center Ave.** – Jesse Deffenbaugh explained that he purchased the home at 221 W. 24th St. for his private residence and the adjacent home at 1606 S. Center Ave. that had been in foreclosure with the previous homeowner. Jesse requested to move the house off the lot to create a larger backyard and garage on his property at 24th St. Both homes on 24th St. and S. Center Ave. are contributing properties to the Hayes Historic District. Several neighbors expressed their appreciation to Jesse for caring and fixing up the properties. Additionally, others stated their concern with losing a contributing property to the district. Board member Lund stated that he felt the home could be restored. Others commented that features of the home appeared to be in fairly good shape and the home could be saved. Board member Thompson made the motion that moving or razing the house would have an adverse effect on

the Hayes Historic District. The motion was seconded by board member Dumke. The motion passed unanimously.

b. 225-227 S. Phillips Ave., Façade Easement – The 1970's storefront will be completely removed. This façade will replace one of the last non-contextual storefronts on the block of Phillips Avenue with a complementary design that reinforces the historic streetscape. New storefronts complementing the adjacent Carpenter Building will be constructed with clad wood bulkheads, large glass panels and transoms built with aluminum-clad wood framing. Precast architectural accents on the Carpenter Building and create sign panels above the tenant spaces. The existing brick piers at each corner of the building will be left intact and matching masonry will bookend each storefront and continue across the parapet above. Operable awnings will be added to each storefront. This façade will replace one of the last non-contextual storefronts on the block of Phillips Ave. with a complementary design that reinforces the historic streetscape (as stated in the City of Sioux Falls Façade Easement Program Application). Board member Hieb made a motion to endorse the façade easement and board member Conradi seconded the motion. Board members Thompson and Lund abstained. The motion passed unanimously of the remaining members.

c. 417 N. Phillips Ave., Jones Lofts Façade Easement –The existing deteriorated storefront and non-original windows and window infill will be removed. The existing garage door will be restored or replicated if a restoration is not feasible. New aluminum-clad wood storefront and windows matching original historic profiles will be installed on the first and second floors. On the third floor the original sill height will be lowered from about 5' above floor level to about 2' above floor level to be compatible with new residential space on that floor, and the new windows will match the second floor openings. Masonry will be selectively tuckpointed. The project will completely rehabilitate the historic Jones Building and replaces surface parking and a vacant lot with a new mixed-use building. The combination of commercial and residential space will help to invigorate the north end of downtown both during the week and on the weekends. The Jones building will be adapted for mixed use and protected as an asset to downtown for the foreseeable future. The new construction will be high-quality with durable materials and modern amenities so it also ages gracefully and becomes a permanent part of the downtown fabric (as stated in the City of Sioux Falls Façade Easement Program Application). Board member Keller made a motion to endorse the façade easement and board member Conradi seconded the motion. Board members Thompson and Lund abstained. The motion passed unanimously of the remaining members.

4. Other Business:

a. 11.1 Standards Training– Kate Nelson from SHPO provided information and *reviewed Identifying and Evaluating Potential Adverse Effects to Historic Properties* (attached). Due to limited time, Kate abbreviated the presentation and sent by email the following day the full presentation material for the board members review.

b. CLG Grant Brochure Update – The East Bank brochure has been completed and available at the meeting. The Main and Dakota Avenue brochure is in the final draft and should be going to the printer next week.

c. Clean Slate Utility Box Wrap – Adam and Shelly brought photos for review. The box at 9th St. and Phillips Ave. was selected. Diane will contact Eric with Clean Slate to get started and also to verify if captions can be added to the photos.

d. Clean Slate – Utility Box Wrap – Adam suggested wrapping a utility box at 9th St. and Dakota Ave. adjacent to City Hall. The museum will provide images that could be used. Diane will contact Eric with Clean Slate to discuss the details.

e. Mayor's Historic Preservation Award Nominations – Board members discussed the work that has been done in the Cathedral District and rather than just nominating one property, they would like to nominate the entire district. The award could be given at a Neighborhood Association meeting. Diane will follow-up with the nomination to the Mayor's Office.

f. Board Posting Requirements: Board member Hieb requested an explanation for the postponement

of last week's board meeting. Open meeting laws require that the public have 24 hours' notice. Since the agenda had not been posted with sufficient notice on the city's website it was moved to May 20th.

- g.** Chair and Vice-Chair election – Board member Hieb accepted the position as Board Chair and Board member Lund accepted the position as Board Vice Chair. Chair Nyhaug and Vice-Chair Thompson were thanked for their service to the board.
- h.** Outgoing board member Keith Thompson was thanked for his six years of service on the board and to the City of Sioux Falls. Robbie Veurink will be replacing Keith and starting his term next month.

Adjournment – A motion to adjourn the Board of Historic Preservation meeting was made and seconded. Motion passed unanimously. Meeting adjourned at 5:45 p.m.

The next board meeting will be held on Wednesday, June 10 at 4:00 pm.

Identifying and Evaluating Potential Adverse Effects to Historic Properties

Seven Aspects of Integrity:

1. Location
2. Design
3. Setting
4. Material
5. Workmanship
6. Feeling
7. Association

What to use when evaluating projects for their effects on historic properties:

1. Secretary's Standards for the Treatment of Historic Properties (most likely, Standards for Rehab)
2. NPS Preservation Briefs: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>
3. NPS Interpreting the Standards Bulletins: <http://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm>
4. Other publications from NPS: <http://www.nps.gov/tps/education/free-pubs.htm>

What should you consider when applying the Standards for Rehab to projects?

1. **Identify** materials and features that are important in defining the *character* of the structure.
2. **Retain** and **Preserve** those *character-defining features*.
3. Accept some repair or alteration to achieve an efficient contemporary use.

Character-Defining Features

1. Different for every property
2. Different for every architectural style or form
3. Type and location of feature is important

How to determine what is character-defining:

1. National Register nomination for the property
2. Architecture books (such as "A Field Guide to American Houses" by McAlester)

"The amount of change to features and spaces that can be accommodated within the Standards will vary according to the roles they play in establishing the character of the property. The Standards use language such as 'distinctive feature' and 'spaces that characterize a property,' suggesting that all features and spaces do not carry equal weight in determining the character of an historic property. This does not mean that features and spaces fit into absolute categories of either 'character-defining' or not. Rather, the components of a property can be seen as falling into a continuum of importance.

"The more important a feature or space is to the historic character of a property, the less it can be changed without damaging the character as a whole. On the other hand, aspects less critical to the historic character may be altered more substantially with less effect on the character of the building as a whole. However, even when the features being changed are minor, changes that are too numerous or radical can in some instances alter the overall character of the building." – National Park Service, Technical Preservation Services Branch
<http://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm>