

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 11, 2016

Members Present:

Gary Conradi
Jennifer Dumke
Dixie Hieb
Tom Keller
Cindy Konda
Rachael Meyerink
Adam Nyhaug
Shelly Sjovold
Robbie Veurink

Public in Attendance:

Michelle Reta, Owner – 905 E 8th St.;
Laith Herrboldt, Beckman Construction – 204 S Phillips Ave;
Adam Roach, CD, Economic Development Coordinator;
Liz Almlie, South Dakota State Historic Preservation Office
Josh Chilson, Board Appointees
Lura Roti, Board Appointees

Staff Present:

Diane deKoeper, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner

Members Absent:

Ed Lund

Call to order – Chairperson Dixie Hieb called the meeting to order at 4:04 p.m., welcomed guests, and gave introductory comments. Diane deKoeper introduced Board appointees, Josh Chilson and Lura Roti who will join the board in June.

1. **Welcome New Board Member, Cindy Konda** – (Cindy replaces Elizabeth Schultz)
Chairperson, Dixie Hieb, along with other board members and city staff, welcomed new board member Cindy Konda to the Sioux Falls Board of Historic Preservation.
2. **Approval of the April 13, 2016, Meeting Minutes** – Chairperson, Dixie Hieb, requested a motion to approve the April 13, 2016 meeting minutes. Member Tom Keller made the motion to approve the meeting minutes. Member Adam Nyhaug seconded the motion. The motion passed unanimously.
3. **Public input on non-agenda items:**
 - A. Member Tom Keller excitedly announced the Keller Green Grocery, located in the Carpenter Building on Phillips Avenue, is moving forward. Exterior signage is displayed on the front of the Carpenter Building. Interior construction is expected to be completed in June 2016.

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B. Member Gary Conradi informed the Board about the discoveries of two veterans with no grave markers at Woodlawn Cemetery in Sioux Falls, SD. One veteran was a Civil War veteran and the other veteran was a buffalo soldier during the Indian Wars. Government markers for both veterans have been requested for placement and honorable recognition. Additionally, on May 24, 2016 at 4:00 pm at Woodlawn Cemetery, there will be a dedication and memorial service and Civil War reenactment ceremony held for these veterans.

4. New Business:

A. 905 E 8th St. façade easement Michelle Reta, Owner /Applicant – 905 E 8th St.;
(*Informational only*) Adam Roach, CD;

Adam Roach, CD, and Michelle Reta, Owner, explained the application for the 905 E 8th Street building façade restoration to the Board. The subject building is the old Merit Hardware Store and Broadie’s Appliance Store. The currently business is known as Nikki’s La Mexicana. The applicant proposes a complete historically sound rebuild on the north building façade, from the existing awning down, using new materials. The brick above the awning is original and will stay as is. The awning will match the original dimensions. The structure of the awning will be rebuilt with 16 gauge metal studs. Awning finish materials will be 24 gauge pre-finished sheet metal, silver metallic in color. Structural engineering will be required for the awning. New storefront glass system will use clear anodized (silver color) aluminum framing and clear lo E insulated glass returning the original size of the openings with vertical and horizontal mullions to match original system. New material below and beside the storefront glass will be a white colored marble which is consistent with materials used in this era. Installation of eight can lights under the awning will replicate the lighting as originally built within the awning. The section of vertical wood siding on the west building wall, nearest to the main entrance, will be replaced.

Michelle Reta, owner/applicant, commented that the facade renovation will bring new life to a solid building and provide a historically appropriate look while bringing the building into a more functional and appealing condition.

Board member, Tom Keller, inquired about what the original building looked like. The applicant, referencing the oldest photograph exhibit, commented the peach color tile was used as a functional brick, more than for decorative appearance.

Board member, Gary Conradi, asked when renovation is scheduled to begin. The applicant responded as soon as City Council approves the application.

Diane deKoeper inquired about the amount of exterior building signage. Adam Roach mentioned the applicant is considering utilizing a retro sign design, similar to the former “Broadie’s” sign at the entrance. Relative to the exterior north building wall, no signage would be allowed to be posted on the glass because it would be a façade easement.

Board member, Adam Nyhaug, commented the proposed façade is an improvement and would give a new look as to what the building used to look like.

Associated costs for the façade restoration project were reviewed by the Board.

There were no further public comments received.

Member Tom Keller expressed endorsement for the proposed building façade within program limits, and stated the project would not have an adverse effect on the building. Other board members indicated agreement. Dixie Hieb, Chairperson, Board of commented the new building façade would look great when completed. No action was required of the board.

B. 204 S. Phillips Ave.
(Board action required)

Laith Herrboldt, Contractor

Laith Herrboldt, Beckman Construction - Contractor, 204 S. Phillips Ave. explained the application for the project's review by the Board of Historic Preservation. The subject property at 204 S Phillips Avenue is owned by Paul Curtin and lies within the Downtown Historic District. The existing building was built in 1923 and is designated as non-contributing. Mr. Herrboldt commented the property under review currently contains an aluminum storefront entrance, which believed to be historically inaccurate, recessed approximately twelve feet in from the sidewalk along Phillips Avenue. This creates a deep, and somewhat dark, entrance. The existing entrance seems to be atypical of Phillips Avenue. Mr. Herrboldt indicated the professional services of a local architect, Keith Thompson, Koch Hazard, were obtained to assist with the project. The proposed renovation outlined in this submittal will enhance, not only this space, but the overall feel of the block as well. Mr. Herrboldt referenced several photographs in the information packet depicting the adjacent buildings. To highlight the following locations in the 200 block of South Phillips Avenue as containing a similar storefront entry to the one being proposed:

- Coffea (200), Crawford's (214), MESO (220), and the newly renovated Halberstadt's (216) on the east side of the street;
- LOT 2029 (207), Zambroz (209), Stogeez (215), the Carpenter Building (221), and Bocye-Greeley (231) on the west side of the street;

Although the building is non-contributing, the proposed changes for a wood and glass store front are consistent with surrounding buildings along Phillips Avenue. The windows would be transparent with tempered glass. A dark brown or black paint color finish, similar to Coffea's front, is planned.

Relative to planned signage, the applicant indicated that goose neck fixtures would be installed, rather than back lighting for signage. Board members expressed their preference is for standoff lettering to be used for the business signage.

Board member Rachael Meyerink commented the proposed renovation blends in with the street frontage of the other Phillips Avenue buildings.

Member Gary Conradi made the motion to approve the applicant's proposal for the subject building, and that the project would not have an adverse effect on the Downtown Historic District. Member Adam Nyhaug seconded the motion. The motion passed unanimously.

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5. Other business – Information Only:

A. Preservation Month Activities - Updates

The BOHP celebrates National Preservation Month in May. National Preservation Month assists the BOHP with the promotion of preservation and history in Sioux Falls.

Activities:

- **May 3rd** – City Council Meeting 7:00PM
 - a. Mayor’s Historic Preservation Award Presentation
 - b. May 2016 Historic Preservation Month Proclamation presented by Mayor Huether to Board Chair

Update: Award presented to Longfellow Elementary School/DakotAbilities (project) and Another to Koch Hazard Architects as project architect

- **May 6th**–Walking Tours, Register at Siouxland Heritage Museum
 - a. East Bank-meet at 8th & RR in front of Josephine’s, Adam Nyhaug 5:00PM
 - b. Dakota & Main Ave’s- meet at SW corner of Pavilion, Rachael Meyerink 6:00PM

Update: Adam Nyhaug reported that five participants joined him on the East Bank Tour. Rachael Meyerink reported that was no participants for the Dakota & Main Tour. Some board members expressed that social media was under utilized and can be improved. The Board would like to explore having their own Facebook page. Argus Leader Newspaper coverage for Board event coverage is important.

- **May 11th** – BOHP Monthly Meeting w/ Workshop
 - a. Listing your Home on the National Register, Liz Almlie 5:30PM
 - b. What does it Mean to Live in a Historic District, Liz Almlie 6:30PM

- **Architectural Features Scavenger Hunt Contest**

Description of Contest Guidelines including deadline for submittal
Contest runs May 13th -27th with a winner selected May 31
(drawing of top correct answers) - \$100 in donated gift cards will be given to the winner. Historic notecards will be given to ten others selected in the drawing. (BoHP Members and City Employees are not eligible to participate)

- **Preservation Topics** – letter to the Editor in the Argus Leader regarding Historic Preservation
 - a. Racheal Meyerink
 - b. Jennifer Dumke on behalf of the BoHP
 - c. Lura Roti on behalf of the BoHP

B. Phillips Avenue Walking Tour Brochure Discussion

Adam Nyhaug presented a potential list of 39 building address locations for the Phillips Avenue Walking Tour Brochure. The color legend represents: blue entries are contributing buildings; yellow entries should be considered for inclusion; white entries are non-contributing buildings. The numbers on the list correspond to the photographs provided.

The next step is for Board members to assist with drafting written paragraphs for each building listing. It was mentioned that the Cataract Hotel should be listed. Board members Cindy Konda, Rachel Meyerink, Shelly Sjovold, Jennifer Dumke, and Lura Roti, volunteered their wordsmithing skills to begin drafting information for the Phillips Avenue Walking Tour Brochure.

C. New Board Member Introductions

New board member introductions were provided by Diane deKoeper. Both new members, Lura Roti and Josh Chilson, introduced themselves to the Board. Board members then introduced themselves and extended a warm welcome to Lura and Josh. CONGRATULATIONS AND WELCOME!

D. Recognition of Adam Nyhaug's Service to the Board

Diane deKoeper presented Adam Nyhaug an engraved plaque as a token of appreciation for his six years of dedicated volunteer service to the Sioux Falls Board of Historic Preservation. Adam's knowledge, passion, and willingness to educate board members and the general public about our city's history and the importance of historic preservation is greatly appreciated. THANK YOU, Adam!

E. 1601 S. Dakota Ave. Review

Rachael inquired about this property. It was reviewed by the board in November 2014 with the following information:

Bruce Eide, owner of the property at 1601 South Dakota Avenue, talked about the history of the home and the structural issues that currently exist. He provided pictures of the interior of the home. After a few questions, Ed Lund made a motion that the demolition of the home at 1601 South Dakota Avenue would not have an adverse effect on the historic property or the Hayes Historic District. Tom Keller seconded the motion. Motion passed with four people in favor and one person, Josh Schorzmann, not in favor.

Additional Staff Information following the board meeting:

A case report was provided to SHPO regarding razing the structure. After a neighborhood meeting and identifying the property as contributing to the Hayes's Historic District Bruce Eide decided to make the necessary repairs to the structure and put it on the market to sell. The house currently looks to be near completion. The concern now is the vinyl windows that were installed. After saving the house, there were no additional submittals made to the Planning office and the vinyl windows were approved with the building permit.

F. 123 E. 21st St. Review

At the September 2015 board meeting board members requested that the stone selected by the property owner be approved by board members prior to installation. Neither the contractor nor property owners have contacted our office to discuss the material installation. See the September 9, 2015 meeting minutes for more information.

G. 103 S. Prairie Ave. Review

It was reported last week that the contractor had not obtained a building permit for the new garage. The contractor's son came in with drawings that indicated slate shingles for the roof, dormers and windows on the sidewalls, slate shingles were also proposed for the gable-end siding above the eave height and a single 24' wide garage door. Diane asked the contractor to consider two single garage doors

and using a lap siding in lieu of the slate shingle on the gable end walls.

Additional Staff Information following the board meeting:

The property owner came into City Hall today to inquire about the dormers and slate shingles that the contractor said were required on the garage. In a meeting with the contractor and property owner, it was reiterated that the new garage should not look historic. The owner had never approved dormers or slate shingles as the contractor indicated. The contractor will be using an asphalt shingle and no dormers. The owner has leftover quartzite on the property and will be installing it on the north and east facades of the garage. Lap siding will be installed at the south and west facades where the facades are adjacent to the side and rear fences. Lap siding will also be installed at the gable end side walls above the quartzite.

Building Services issued a building permit to the contractor with the above noted changes.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Adam Nyhaug and seconded by Board Member Tom Keller. Motion passed unanimously. The meeting adjourned at approximately 5:12 p.m.

The next meeting of the Board of Historic Preservation will be on June 8, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.