Regular Meeting Minutes for January 9, 2019

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

Staff Present:
Diane deKoeyer, Urban Planner, BoHP Staff Liaison
Mike Cooper, Director of Planning & Development Services

Public in Attendance:
Tim Audus, Raven Industries
Elizabeth Ebert, Raven Industries
Lee Magnuson, Raven Industries
Chad Kucker, Confluence
Sue Parker, McKennan Park HD Resident
Randy Schwebach, McKennan Park HD Resident
John & Jane Paulson, McKennan Park HD Resident
Tim & Beth Stroug, McKennan Park HD Resident
Theresa & David Herrboldt, McKennan Park HD Resident
Bob & Maureen Suga, McKennan Park HD Resident
Tom Herlbert, McKennan Park HD Resident

Members Absent:
Rob Collins

1. Call to Order and Quorum Determination
Chairperson Rachael Meyerink called the meeting to order at 4:03 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 Alex Halbach 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 December 12, 2018 Meeting Minutes
Chairperson Rachael Meyerink requested a motion to approve the December 12, 2018, meeting minutes. Member Lura Roti made the motion to approve the minutes as presented. Member Josh Chilson seconded the motion. The motion to approve the December 12, 2018, meeting minutes passed unanimously.
5. **Public Input on Non-Agenda Items** (five-minute period)
   There was no public input received.

6. **New Business**
   A. 101 E 6th Street
      Old Courthouse Historic District
      (Board action required)

      Tim Audus, Raven Industries - Applicant

      Diane provided a brief overview with a PowerPoint presentation (attached) of
      Raven’s history and proposal to demolish the DAC building.

      The following board members disclosed that they attended a tour of Raven’s DAC
      building on Tuesday January 8th: Rachael Meyerink, Lura Roti, Pam Cole and
      staff liaison, Diane deKoeyer. The tour was led by Tim Audus with Raven.

      New information provided for the case report included statements from adjacent
      property owners, Jeff Hazard, Rick Gourley, Craig Lloyd and Chris Torkelson.

      Rachael Meyerink also reached out to Jeff Hazard regarding his opinion as a
      property owner, developer and architect regarding the DAC building. Jeff stated
      that there were few characteristics of the “Post-War Moderne” style to the building
      that held little to no historic architectural significance.

      Tim Audus, Corporate Facilities Manager with Raven provided an overview of
      Raven’s history of owning, occupying and rehabilitating the Manchester Biscuit
      Company building and the building they are requesting to raze. Tim restated that
      Raven doesn’t have any interest in selling the building or the property.

      Director Cooper reiterated some of the planned developments to the north end of
      downtown, the need for short term parking for Raven and higher density use at
      this location.

      New information and discussion regarding the request to raze the DAC building
      was focused on the surface parking lot. Several board members expressed that
      they had resolved their concerns that the DAC building was not at its highest and
      best use for Raven, held little historic significance to the district, and that this
      location would have an improved use for development that included parking, retail,
      offices and possibly residential in the future. Raven’s immediate need for surface
      parking includes 93 parking spaces, including some that already exist north of the
      existing building.

      Members Lura Roti and Rachael Meyerink stated that they each felt less
      passionate about keeping the building after learning more about it on the tour and
      how adjacent property owners felt about how underutilized the building is and the
      lack of historic and architectural significance it has.
Member Shelly Sjovold spoke in favor of saving the building based on its historical and architectural significance.

Tom Hurlbert, an architect and partner with Co-Op Architect’s whose offices are located to the south of the DAC building, stated that although he saw little significance to the building, he preferred to have the building remain, rather than to have a surface parking lot for an indefinite period of time.

Staff Liaison, Diane deKoeyer restated that the ordinance requires surface parking lots in the downtown to be screened. This includes decorative fencing, brick columns, trees and other vegetation. A good example of this is the surface lot to the east of the Carnegie Town Hall. Additional discussion included suggestions of sculpture added along N. Phillips Ave. to improve pedestrian experience.

Chairperson Rachael Meyerink spoke to the board that their task is to approve whether or not the building’s absence would have an adverse effect on the district and not what it would be replaced with. Raven had done their due diligence in trying to determine if the building could be used to provide for their needs or if a buyer could be found. Rachael stated that razing the building would not have an adverse effect on the historic district’s integrity, but she did feel that a parking lot would have an adverse effect if it remained there in the long term.

Member Alex Halbach made the motion that razing Raven’s DAC building would not have an adverse effect on the Old Courthouse and Warehouse Historic District. Member Pam Cole seconded the motion. The following five members voted “Yes” that the demolition would not have an adverse effect on the historic district were: Alex Halbach, Pam Cole, Josh Chilson, Thomas Keller and Lynn Remmers. The following three members voted “no” that the demolition would not have an adverse effect: Shelly Sjovold, Lura Roti and Jennifer Dumke. The motion passed that Raven Industries could demolish the building at 101 E. 6th Street.

The State Historic Preservation Office will review the information for the demolition request and should respond within five days. If the SHPO determines that the project will damage, destroy, or encroach upon historic property, the City cannot issue the permit until it has made a written determination, based upon the consideration of all relevant factors, that there are no feasible and prudent alternatives and that the program includes all possible planning to minimize harm to the historic property, resulting from such use.

Following the SHPO’s response, the City will make a final determination that there are no feasible and prudent alternatives and that the program includes all possible planning to minimize harm to the historic property.

It is expected that the final determination will be heard by the City Council on Monday, February 4, 2019 at 7:00 pm at the Carnegie Town Hall.

Member Alex Halbach left the meeting at 5:15 pm
7. Other Business
   A. May 8 Reception
      Member Lura Roti reminded board members and visitors in the audience that the May 8th reception being held at the Old Courthouse Museum will provide education and recognition to owners in historic districts.

   B. McKennan Park Historic District Q & A
      Lura reiterated the information for the reception to the residents in attendance from the McKennan Park neighborhood.

8. Adjournment
   With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:20 pm.
CITY OF SIOUX FALLS
BOARD OF HISTORIC PRESERVATION

JANUARY 9, 2019

Facilitators: Rachael Meyerink, Board Chair
Rob Collins, Vice Chair

Staff Liaison: Diane deKooyer

1. CALL TO ORDER & QUORUM DETERMINATION Chair

2. WELCOME & INTRODUCTIONS Chair

3. APPROVAL OF REGULAR AGENDA Chair

4. APPROVAL OF DECEMBER 12, 2018 MEETING MINUTES Chair

4. PUBLIC INPUT ON NON-AGENDA ITEMS Chair
   (5-minute comment period per individual)

5. NEW BUSINESS
   A. Raven Industries Case Report, 320 N. Phillips Ave.
      Old Courthouse & Warehouse Historic District Chair
      (board action required)
      Tim Audus Raven Industries
      Mike Cooper, Director of Planning & Development Services

6. OTHER BUSINESS
   A. May 8 Reception Chair
      Lura Roti, board member

   B. McKennan Park Historic District Neighbors Q & A

7. ADJOURNMENT
DAC BUILDING HISTORY

1912 (RAZED)
The streetcar barn that was located to the north was razed.

1920 (NON-CONTRIBUTING)
The historic rear portion of this building is a one-story concrete block structure with a flat roof and a poured concrete foundation. The walls of the 45' wide by 50' deep structure are laid in running bond. A ten light window is located in the center of the rear wall and is flanked by two overhead style loading doors that originally were used for loading rail cars. The exposed south wall is windowless and has been stuccoed.

1948 (CONTRIBUTING)
Aluminum-framed ribbon windows and a blonde colored brick façade characterize this one-story, flat roofed, 88' wide by 150' deep Moderne styled commercial building. The principal façade (west) is set in a variation of a Flemish cross bond. The flat-topped parapet is adorned with a course of rowlock brick and is crowned by concrete coping. Both storefronts contain their original large square window lights separated by thin mullions. A recessed entrance bay separates the two storefront bays of ribbon windows. The recessed entry has side walls set at an angle to the top of the façade, forming a V-shaped entry. The bay contains two door openings with wood-framed doors and transom windows. The southern bay of the façade originally contained a large garage door that was bricked in in 1978. The building was constructed by the Navy Investment Co. for use as the Montgomery Ward & Co. Farm Store. The Farm Store remained in business at this location through 1968. By 1971, Goodwill Industries second hand store leased the building and remained in it through the mid-1990s.

1978 (NON-HISTORIC)
A sympathetically designed 40' x 150' non-historic addition designed by Sioux City architect James M. Duffy, was erected on the north side of the building in 1978. The addition was built from a similar, but slightly different shade of brick and has no openings except for a double door entry with sidelights located in one bay of the north façade. The addition continues the ornamental brick of the original structure and is further articulated by columns of stacked header bricks located on either side of its expansion joints.

1990 (NON-HISTORIC)
The front portion of the loading dock was constructed as a one-story, flat roofed, concrete block structure 45' x 53' in size. The walls are set in a stack bond. A metal panel is located above the recessed loading dock. The front of the structure has a set of double doors accessed by a sidewalk, two loading dock doors and an entry door in the recessed portion of the docking area.
1948 MONTGOMERY WARD FARM STORE
MANCHESTER BISCUIT CO.,
1909
ADDITION & REMODEL, 2014
OFFICE
I’m having trouble understanding the assignment of the building to the “Post-War Moderne” style. I see few, if any, of the characteristics of Moderne (similar to deco) in the building. A more appropriate designation might be post-war modern retail. Modern architecture was a reaction to its predecessor decorative and revival styles. It is a stripped-down style often associated with buildings like Le Corbusier’s Villa Savoy. In its purest form, modern architecture was often more expensive than its predecessors. However, many owners and architects simply saw modern architecture as an opportunity (excuse) to build simpler, less expensive buildings. This, to me, is how the subject building should be categorized – the least expensive modern era building to suit the intended retail purpose. As the nomination states, it was a precursor of the strip-mall and that can’t be good.

As for decorative brickwork, it is minimal and perhaps unintentional – the use of bricks turned 90 degrees as a means to tie the face brick to the inner portion of the wall was commonplace.

The building is far from the highest and best use for the property so, at some point, it would make sense for the vitality of downtown to replace it with a better, ideally mixed-use, structure.

Jeff Hazard, KH Architects
ORPHEUM THEATER, 1913
WEST SIDE OF PHILLIPS AVE.

ORPHEUM THEATER CENTER
SOUTH ADDITION, 2000
ALBERT HOUSE, 1912, CA. 1914
SW CORNER OF N. PHILLIPS AVE. & W. 6TH ST.

ANDREW KUEHN WAREHOUSE, 1903,
NW CORNER OF N. PHILLIPS AVE. & W. 6TH ST.
INDIVIDUALLY LISTED IN 1982
MILWAUKEE ROAD FREIGHT DEPOT, 1894
NE CORNER OF N. PHILLIPS AVE. & W. 6TH ST.

INTERNATIONAL HARVEST WAREHOUSE, 1910, 1916
NORTH OF E. 6TH ST. FROM MANCHESTER BISCUIT CO. WAREHOUSE
VAN BRUNT BUILDING (ROCK ISLAND PLOW CO.), 1906 SOUTH OF DAC/RAVEN BUILDING

VIEW LOOKING NORTH, N. PHILLIPS AVE. JONES SEED CO., 1909 JEWETT BROS. WAREHOUSE, 1899, 1909