

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 the meeting held on
November 14, 2012

Members Present:

Beth Barry
Jeff Dunn
Sean Ervin
Kevin Gansz
Adam Nyhaug
Mildred Roesch
Josh Schorzmann
Ryan Streff

Public in Attendance:

Mike Archer
Don Dunham
John Engelhardt
Gary Gaspar
Arthur Kriens
TJ Olson
Cheryl Rath
Fran Stenberg

Members Absent:

Dixie Hieb
Keith Thompson

Staff Present:

Debra Gaikowski, Planning
Brent O'Neil, Community Development
Adam Roach, Community Development

Chairman Kevin Gansz called the meeting to order at 4:00 p.m.

1. **Approval of the October 10, 2012 Meeting Minutes** – Sean Ervin made a motion to accept the October 10, 2012 meeting minutes as written. Beth Barry seconded the motion. Motion passed unanimously.
2. **Public Input on Non-agenda Items** – None
3. **Old Business:**
 - a. **Interstate Office Products Project Review, 218 & 228 S Main Avenue, Façade Easement Final Evaluation** – Brent O'Neil reviewed the project at 218 & 228 South Main Avenue including some details such as the color of the brick and mortar, and the molding at the base of the columns. The brick color was chosen to match one wall that was known to be from the original building

and there are several different colors of mortar on the building so a color was chosen to ensure a uniform look. Mildred Roesch made a motion that the façade improvements to the Interstate Office Products building meet the merits of the non-historic track of the Façade Easement Program. Josh Schorzmans seconded the motion. Motion passed unanimously.

- b. **Sids's Crown Liquor Store Project Review, 220 S 1st Avenue, Façade Easement Final Evaluation** – Brent O'Neil outlined the improvements to the building at 220 South 1st Avenue which was a restoration of the façade to its original state. The owner and contractor worked with the State Historic Preservation Office and received approval on the glass curtain walls covering the overhead doors which will help preserve their condition. Sean Ervin made a motion that the improvements to the Sid's Crown Liquor building meet the merits of the historic track of the Façade Easement Program and the work will have no adverse effect on the building. Adam Nyhaug seconded the motion. Motion passed unanimously.

4. New Business:

- a. **Union Gospel Mission, 701 E. 8th Street, Awning Project** – John Engelhardt, architect with Architectural Guild, LLC, presented information on the proposed awning addition at the Union Gospel Mission building. John stated that the awnings, to be installed on the north side of the building covering the two existing entrances, will match an existing awning on the east side of the building. The anchors for the awnings will be mounted into the mortar joints with 3/8" expansion anchors so the existing brick will not be disturbed. Sean Ervin made a motion that the installation of two awnings on the north façade of the Union Gospel Mission building will not have an adverse effect on the building which is listed on the National Register of Historic Places. Jeff Dunn seconded the motion. Motion passed unanimously.
- b. **Shipley's Building, 213 W 9th Street, and Weber Block, 227 W 9th Street, Façade Easement Grant Applications** – TJ Olson, architect with Koch Hazard Architects, discussed the improvements proposed for the façade of the Shipley Building. There are actually two buildings together that currently appear to be one so the intent is to make them appear in their original state as two separate structures. This will be achieved with the removal of paint from the façade which will likely reveal two separate brick colors. The building to the east will have brick infill removed and new windows will be added. The building to the west will have a new recessed vestibule area including new aluminum entrance doors and new windows on the façade. Sean Ervin made a motion that the project at 213 West 9th Street meets the merits of the non-historic track of the Façade Easement Program but encouraged the owner to maintain the same aluminum color throughout on the windows and doors of both buildings and to make sure the awning colors are compatible. Beth Berry seconded the motion. Motion passed with seven members in favor and one member, Mildred Roesch, abstaining. The Weber Block building project at 227 West 9th Street will include new windows and updates to the façade and entryway. It was pointed out by a member, after looking at historic photos, that there is a mullion running down the center of the windows. Josh Schorzmans made a motion that the project at 227 West 9th Street meets the merits of the non-historic track of the Façade Easement Program but suggested the addition of the mullions in the windows and changing the columns to a narrower width as indicated on the plans. Beth Berry seconded the motion. Motion passed unanimously.
- c. **Shriver Square, 230 S Phillips Avenue, Façade Easement Grant Application** – Don Dunham discussed the proposed new location of the entrance at 230 South Phillips Avenue which is based off of historic photos of the building. Adam Nyhaug stated that the original blueprints of the building actually show two entrances on the west façade. Don stated that all historic photos show otherwise so it may be that the building was not built according to the plans. The Board

asked about elevations of the building which were not made available to them. Mildred Roesch made a motion to table the Façade Easement Grant application until the next Board of Historic Preservation meeting so they have additional information to review. Ryan Streff seconded the motion. Motion passed unanimously.

- d. **Cutler and Donahoe sign, Great Western Bank building, 9th Street & Phillips Avenue** – A few weeks prior to this meeting, Brent O’Neil requested comments from the Board members on a proposed sign for Cutler & Donahoe, LLP, at the Great Western Bank building at 9th Street and Phillips Avenue. Several comments were submitted by the Board members so the sign company made the suggested modifications. The members were given a copy of the revised sign design and placement. This item was informational only.
- e. **Notice and Order Report** – Debra stated that although no new properties have been added to the Notice and Order list, one property from last month has been removed.

Other Business

Kevin shared that he attended a meeting on the Rail Yard Project which included representatives from the City, the State Historic Preservation Office (SHPO,) and a consultant on the project. He said SHPO considers the rail yard to be historic and its removal will produce an adverse effect. The meeting was to discuss mitigation measures for its removal. Kevin will keep the Board informed as the project progresses.

Kevin stated that the Sioux Falls School Board will vote on the proposed plan to close three elementary schools (Jefferson, Longfellow, and Mark Twain,) and to demolition Mark Twain elementary to make way for the construction of a larger school. The meeting will be held at 5:30 p.m. on November 26.

Adjourn – Sean Ervin made a motion to adjourn the Board of Historic Preservation meeting. Ryan Streff seconded the motion. Motion passed unanimously. Meeting adjourned at 5:10 p.m.