



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 July 8, 2015

Members Present:

Jennifer Dumke
Tom Keller
Adam Nyhaug
Shelly Sjovold
Gary Conradi
Rachael Meyerink
Dixie Hieb
Elizabeth Schulze

Staff Present:

Danny Brown, City Attorney
Brent O'Neil, Community Development
Dustin Powers, Community Development
Adam Roach, Community Development
Diane deKoeper, Planning Department

Members Absent:

Ed Lund
Shelly Sjovold

Public in Attendance:

Mike Lewis, Classic Homes
Kevin Kelly, Homeowner
Marlyce Kelly, Homeowner
Justin Skogen, Skogen Construction
Kevin Gansz, Siouxland Heritage Museum
Robbie Veurink

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

1. **Approval of the June 10, 2015, Meeting Minutes** – Board member Keller made a motion to accept the June 10 meeting minutes. Board member Conradi, seconded the motion and all board members approved the motion unanimously.
2. **Public input on non-agenda items:** None
3. **New Business:**
 - a. **1415 S. Main Ave. - Request to raze existing garage for new.**
Due to drainage issues at the garage, Mike Lewis is proposing to raze the garage and replace it with new. Based on historic photos that Adam Nyhaug provided, it appears that the existing garage is not original. The roof at the garage will be a 6:12 pitch in lieu of the existing 3:12. The new roof pitch will match the

house. The size of the new garage will be 22' x 32'.

Board member Keller made a motion that the new garage would not have an adverse effect on the Hayes Historic District and Board Member Conradi, seconded the motion. Board members approved the motion unanimously.

b. 236 S. Main Ave., MacKenzie River Pizza – Justin Skogen, the owner and contractor presented the project. A new roof has replaced the existing.

- South facade basement windows - infilled with new quartzite where v-groove metal panels previously existed. Board members suggested that windows with tempered glass could have been used, or the new quartzite could have been recessed so it was apparent where windows once existed.
- Copper shed roof and quartzite wall at south façade – quartzite would replace brick where brick and mortar have deteriorated. Board members suggested mixing in new brick with old in lieu of quartzite. Copper roof is not consistent with the historic character of the building.
- Raised roof at corner – Justin reported that the plywood cap at the corner was an effort to maintain the brick cornice and to return the roof member and flashing; signage would also be located at the south and west facades. Board member Schulze suggested that the roof would not need to be raised that high for the roof member return and flashing.
- Masonry columns raised above the roofline – Board members suggested that this is not consistent with the historic look of the building. Justin said that it would not be necessary to construct this way.

Justin stated that recommendations by the board could be included in the project.

Board Member Keller made the motion that the current design of the building would have an adverse effect on the Downtown Historic District, and Board Member Nyhaug seconded the motion. Board Members approved the motion unanimously.

The owner will need to resubmit the design of the project for board approval prior to being issued a building permit. The owner and architect are welcome to schedule a meeting with Diane in the Planning Office for review prior to coming back to the board meeting on August 12.

c. JH & Sons Façade Closeout – Adam Roach with Community Development presented images of the completed project. Board members commented that the new façade is successful.

d. The Banks – Dustin Powers and Brent O'Neil with Community Development provided an update to the board on the project. An 80-unit boutique hotel, apartments, a restaurant, 600 parking stalls and a green roof will be provided. Community Development is continuing discussions with the owners and developers. They hope to bring the project back to the board in 30 to 60 days for review.

e. Nasser Law Office – Board member Nyhaug attended the Downtown Design Committee meeting where the project was reviewed. The building owner recently had the paint on the brick soda blasted off to reveal the original brick. Keith Thompson with KH Architects will work with the owner for a new façade.

4. Other Business:

a. August Board Meeting - The August 12th Board of Historic Preservation meeting will be held at the Pettigrew Home & Museum where the Mayor will award the 2015 Mayor's Award for Historic Preservation to the Cathedral Neighborhood Association.

b. 2015 Historic Homes Tour – Cathedral Historic District, Thursday July 23rd 5-8pm. Tour of four historic homes and the Pettigrew Home & Museum. Tickets are \$10 and on sale at the Pettigrew Home & Museum.

Adjournment – A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Keller and seconded by Board Member Dumke. Motion passed unanimously. Meeting adjourned at 5:15 p.m.

The next board meeting will be held on Wednesday, August 12 at 4:00 pm at the Pettigrew Home & Museum.