

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 November 13, 2015

Members Present:

Tom Keller
Adam Nyhaug
Shelly Sjovold
Rachael Meyerink
Ed Lund
Shelly Sjovold
Dixie Hieb
Jennifer Dumke
Robbie Veurink
Elizabeth Schultz

Members Absent:

Gary Conradi

Public in Attendance:

Aaron George, Garfield Apartments Applicant
Kyle Ebert, Garfield Apartments Owner/Ebert Construction
Bill Connelly, NAI Commercial

Staff Present:

Diane deKoeper, Planning Department

Chairman Dixie Hieb called the meeting to order at 2:00 p.m. and gave introductory comments.

1. **Approval of the October 14, 2015, Meeting Minutes** – Diane noted that Robbie Veurink was present and Dixie Hieb was absent at the October 14 meeting. Member Adam Nyhaug made the motion to approve the meeting minutes with the above noted changes and Member Ed Lund seconded the motion. The motion passed unanimously by the remaining board members.
2. **Public input on non-agenda items:** None
3. **New Business:**
 - a. **701 S. Western Ave Window Replacement.** – The historic building of Presentation Children’s Home and existing Garfield Apartments, is for sale and Aaron George is the applicant interested in purchasing the property and is requesting to replace 190 wood windows with vinyl. Some of the existing glass that had been broken has been replaced with plexi-glass and where seals have been broken, the current owner has made an effort to seal with caulk. The applicant has received a price of \$880 from Menards for window replacement for wood windows and feels that vinyl windows are the most cost effective replacement method for the building in order for him to purchase it.

Member Lund stated that the vinyl windows would be acceptable if they matched the profile of the

existing windows. Member Keller discussed the profile of the 4/4 windows at the first floor and 8/8 at the upper floors and maintaining the aesthetic look of the windows with a replacement. More discussion followed regarding 6/6 vinyl windows and Member Keller made the motion that the 6/6 vinyl windows would have an adverse effect and Member Schultz seconded the motion and the motion passed unanimously by the remaining board members.

Member Hieb reviewed the standard for window replacements and there was further discussion on the proposed materials and number of existing lites per window. The applicant and his guests continued the discussion that the materials and aesthetics of the windows should be of no importance if it's not cost effective for an owner to replace the windows.

Bob Yapp a Preservation Specialist visiting for the Preservation Summit was in the audience and offered his expertise. Bob's experience is that wood windows can be repaired more cost effectively than purchasing and replacing with vinyl windows. His experience is that vinyl windows only have a twenty year life and wood windows, if repaired could last another hundred years. More discussion followed.

Member Meyerink shared with the applicant that the Deadwood Grant, which provides matching funds up to \$25,000 could assist with the cost of repairing or replacing the wood windows.

Member Lund made the motion that 4/4 windows at the first floor and 8/8 windows at the remaining floors would not have an adverse effect. Member Keller seconded the motion and the motion failed 6:2.

Follow-up meeting, November 17: Diane and Liz Almlie met with the applicant to review the existing windows on site. From the interior the windows are in very good shape with exception of some of the locks that were reviewed. Many of the storm windows were in an "open" position and due to rain that was occurring the wood windows were wet that may have contributed over the years of damage to the windows. The applicant expressed his concern with the cost of repair to the windows making the purchase unaffordable. Options were discussed that the applicant could hire contractors to repair the wood windows on a unit basis in lieu of hourly to make it cost effective. Liz also reiterated that there could be funds available that could be applied for twice a year to assist with the cost of the window repairs.

The applicant will continue to research options and come back to the board in December.

- b. Pendar Lane Historic Nomination** – There is a Neighborhood Meeting scheduled for the nomination on Tuesday, November 17 at St. Mary's School from 5:30-6:30 with the consultant Shannon Papin and SHPO Preservation Specialist, Liz Almlie. Board members are welcome to attend.

Follow-up meeting, November 17: the consultant, Shannon Papin was unable to make the meeting due to poor weather in Denver and flight delays. Liz Almlie, Rachael Meyerink and I attended the meeting. The deadline for returning ballots is December 4 and the State Review Board meeting in Pierre is December 11.

4. Other Business: None

Adjournment – A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Keller and seconded by Board Member Nyhaug. Motion passed unanimously. Meeting adjourned at 3:00 p.m.

The next board meeting will be held on Wednesday, December 9th at 4:00 pm in the Commission Room at City Hall.