

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 February 11, 2015

Members Present:

Jennifer Dumke
Tom Keller
Ed Lund
Adam Nyhaug
Elizabeth Schulze
Keith Thompson

Staff Present:

Diane deKoeper, Planning Department
Adam Roach, Community Development

Members Absent:

Gary Conradi
Dixie Hieb
Shelly Sjovold

Public in Attendance:

Amy Vohs, LRS Architects
Loren Amundson, Minnehaha County Historical Society
Sheila Hazard, Falls Overlook LLC / KH Architects
Anthony Farinacci, Big Sioux Construction
Rachael Meyerink, All Saints Neighborhood

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

1. **Approval of the January 14, 2015, Meeting Minutes** –A motion to accept the January 14, 2015, Board of Historic Preservation meeting minutes as written was made and seconded.
2. **Public input on non-agenda items:** None
3. **New Business:**
 - a. **Historic Markers @ Veteran's Memorial Park** – The proposed markers as written were approved by the board. The applicant requested their opinion on location of the markers. The board replied that the Parks Department is better suited to provide the location. A motion was made by Tom Keller to approve and seconded by Ed Lund. Jennifer Dumke abstained. The motion passed unanimously.
 - b. **910 N. Main Ave.** – The applicant is proposing to restore existing window frames, doors, replace insulated glass at doors and tuckpoint at selected locations. A motion was made by Tom Keller and seconded by Jennifer Dumke. Board members Ed Lund and Keith Thompson abstained. The motion passed unanimously.
 - c. **628 W. 6th St.** – The applicant is proposing to extend a new LVL for roof support to run from the porch roof over to a portion of the house on the northeast. The applicant also requested adding columns to continue the rhythm of existing columns from the porch. Keith Thompson made a motion that the roof

extension would not have an adverse effect, but repeating the porch columns would. Ed Lund seconded the motion. The motion passed unanimously.

- d. **Touchmark at All Saints Addition** – The applicant is proposing a four-story, 120,000 SF addition that includes health and fitness, independent living and memory care units. The proposed addition will be located to the east of the existing historic building and lie parallel to 18th St. up to Phillips Ave. Materials that the applicant is proposing are similar to that of the addition constructed in the 90's. Discussion from the board included the concern for the massing of the addition and the new construction “swallowing up” the historic building. Keith Thompson made the motion that the new addition would create an adverse effect on the district. The motion was seconded by Ed Lund. The motion passed unanimously.

Board members offered suggestions to the applicant to better match the size and scale of the new addition to the historic building, provide a one story addition next to the historic building so that it could still be seen from the street, and to also open up the area to the east of the historic building so it would be visible from a distance.

- e. **840 W. 9th St.** – The homeowner, Lura Roti has requested a letter of support for a Deadwood Grant to provide funds for the tuckpointing of her masonry home. The board agreed to provide a letter of support.

4. **Other Business:**

- a. **CLG Grant** – East Bank and Downtown walking tour brochures.

A subcommittee has been reviewing photos and providing text for the properties in the historic district. Below is a schedule for each:

1. Downtown – Dakota and Main
First draft: March 15th
Final draft: April 1st
2. East Bank
First draft: February 6th
Final draft: March 21st

Our goal is to have the brochures back from the printers in May.

- b. **Case Reports** – SHPO has requested a case report for 650 E. 21st St. and 650 E. 21st St. for further review.
- c. **CLG Grant Pendar Lane** – The city is providing a contract to Common Bond Preservation to complete the nomination of the Pendar Lane Historic District.
- d. **Home Show sign-up** - A sign-up sheet was sent around for each member to spend time at the booth during the Home Show on March 6-8.
- e. **Standards for New Construction & Additions in Historic Districts** – was provided to all board members as a reminder as to what elements and standards they are using for decision making of projects under review.

Adjournment – Keith Thompson made a motion to adjourn the Board of Historic Preservation meeting. Tom Keller seconded the motion. Motion passed unanimously. Meeting adjourned at 5:00 p.m.