

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 March 11, 2015

Members Present:

Jennifer Dumke
Tom Keller
Ed Lund
Adam Nyhaug
Elizabeth Schulze
Keith Thompson
Shelly Sjovold
Gary Conradi
Rachael Meyerink

Staff Present:

Diane deKoeper, Planning Department
Adam Roach, Community Development

Members Absent:

Dixie Hieb

Public in Attendance:

Don Hennies
Del Donaldson
TJ Speer
Joseph Billig
Ken Alvine
Frank Murphy
Jim Lake
Danny Weiss
Gary and Linda Graves
Susan Engfelt
Erica Beck
George Hamilton
Rachel Paulson
Megan Stephens
Alex Halbach

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

1. **Approval of the February 11, 2015, Meeting Minutes** –A motion to accept the February 11, 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. **Touchmark at All Saints** – The applicant has resubmitted drawings for review. Touchmark is proposing to add approximately 109,000 SF (the same as what was presented in February). The updated proposal identifies building materials that are more complimentary to the historic building rather than the addition done in the 1990s. Materials include a cultured quartzite from base to third floor, lap siding

and a checkerboard stone accent at the gable end facades. The board expressed concern that the massing of the building at the south façade is overwhelming where the building footprint has not been modified. Joe with Touchmark stated that they have to maintain floor elevations within the interior for residents to travel from the west buildings. The owner also stated that they would be trying to maintain as many of the mature trees as possible on site, but new trees on the south side would have to be replaced due to construction. On the north façade, the historic building is still visible without intrusion of the proposed addition. Board member Meyerink stated that the historic building at “All Saints is treasured by the neighborhood.” Chairman Nyhaug noted that the addition should be smaller and subordinate to the historic building. George Hamilton, a property owner in the district stated that Touchmark has been an excellent neighbor and doesn’t see the new addition as a distraction to the historic building. He also noted that when trees are in full bloom the addition would not be seen from the east. Board member Thompson made the motion that although they appreciate the effort of the new design by the owner that it would still have an adverse effect on the district. The motion was seconded by board member Schulze. Board member Lund abstained from the vote. The motion passed unanimously by the remaining board members.

- b. **Carpenter Hotel, south façade door and storefront.** – The applicant proposed changing the wood entrance door to a steel door and to modify the paint color on the storefront from purple to a neutral color. The applicant also requested to remove the grilles at the transom glass above the storefront. The grilles are applied stickers to emulate the original glass block. Board member Thompson made the motion that that the modifications would not have an adverse effect on the district. The motion was seconded by board member Keller. The motion passed unanimously.
- c. **Foundry Building Signage** – The applicant proposed a modified sign that what was approved at the December board meeting for Façade Easement funds. Board member Thompson made the motion that the signage modification would not have an adverse effect on the district. The motion was seconded by board member Lund. The motion passed unanimously.

4. Other Business:

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

- 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. **1601 S. Dakota Ave. Case Report** – Several neighbors attended and expressed their concern about about losing the house as a contributing member to the district. Don Hennies a retired inspector felt that the home could be salvaged, with repair to the foundation and replacing the removed gas meter to heat the home. Mr. Hennies also questioned the validity of the estimate by the contractor for the home repairs. Del Donaldson who lives across the street spoke about the condition of the house since it was vacated by the owner’s tenant. Jim Lake, a partner with Bruce Eide and Frank Murphy the owner’s contractor with REM spoke about the original plans to raze the house and possibly replace it with a “nice, landscaped parking lot for their employees at Vern Eide Mitsubishi.” Diane deKoeyer reported to Mr. Lake her discussion with Bruce Eide and that he had been informed that the Planning Office would not support a rezone for a parking lot at this location. Also because it is in the Hayes Historic District and four of the five homes that Mr. Eide owns on the west side of Dakota Ave., are contributing, the board would not likely approve the homes being razed. Mr. Lake stated that his company is in the process of finding a new site to relocate their dealership to and would possibly be moving in the next 12-24 months. Discussion continued about the parking and safety issues of Vern Eide’s employees parking on Dakota Ave. and making it difficult for homeowners to park. Board member Thompson made the

motion that razing the house would have an adverse effect on the district. The motion was seconded by board member Keller. The motion passed unanimously.

- c. **650 E. 21st St. Case Report** – The applicant, Alex Halbach reviewed the case of constructing an addition to the northeast, north and a new garage. The applicant also requests adding quartzite to the front porch columns at the south. Board member Thompson made the motion that the additions and proposed quartzite at the columns would not have an adverse effect on the district. The motion was seconded by board member Lund. Board member Schulze had to leave the meeting prior to the vote. The motion passed unanimously by the remaining board members
- d. **Clean Slate – Utility Box Wrap** – This item will be addressed at the April meeting.
- e. **CLG Funding Request** - This item will be addressed at the April meeting.

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 5:40 p.m.