



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 January 13, 2016

Members Present:

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

Members Absent:

Elizabeth Schultz

Public in Attendance:

Justin Skogen, Skogen Inc., Keller's Green Grocery Applicant
Kyle Raph, Co-op Architecture, Keller's Green Grocery Applicant

Staff Present:

Diane deKoeper, Planning Department
Russ Sorenson, Planning Department

Call to order - Chairperson Dixie Hieb called the meeting to order at 4:03 p.m. and gave introductory comments.

- 1. Introduction of Staff, Russ Sorenson to the Board** - Staff Liaison, Diane deKoeper, welcomed the board members and guests. Diane introduced Planning staff member, Russ Sorenson, to the board and explained that he will attend future meetings and assist with facilitation of board meeting notifications, agendas, minutes, and associated communications.
- 2. Approval of the November 13, 2015, Meeting Minutes** – Chairperson, Dixie Hieb, requested a motion to approve the November 13, 2015 meeting minutes. Member Adam Nyhaug made the motion to approve the meeting minutes as presented. Member Ed Lund seconded the motion. The motion passed unanimously by the remaining board members.
- 3. Public input on non-agenda items:** Chairperson Dixie Hieb commented that member, Rachael Meyerink's January 10, 2016 Argus Leader Writers Group article, expressing that Pendar Lane neighborhood is worth preserving, was well written and a good community read.

Chairperson, Dixie Hieb, requested if there was any other public input on non-agenda items. No additional public comments were received or expressed.

4. New Business:

- ~~a. 435 N. Spring Ave./Cathedral Historic District — WITHDRAWN
House move to 212 S. Prairie Ave
(Board action required)~~

Diane deKoeper, staff liaison, explained that the applicant withdrew the review request, due to the fact that the house is a contributing structure to the Cathedral Historic District and the removal of it from the district would be unfavorable. Additionally, the proposed location the applicant wanted to move the house to was not within an existing historic district.

- b. 119 W. 10th St./Downtown Historic District Justin Skogen & Kyle Raph
Keller's Green Grocery (formerly Ming Wah's)
(Board action required)

Board member, Thomas Keller, announced that he was recusing himself from the board for this agenda item as he and other family members would be the new business owners.

Mr. Justin Skogen, building owner and representing Skogen Inc. and Mr. Kyle Raph, architect with Co-op Architecture, presented their review request to remodel the interior and exterior of the former Ming Wah Cafe building located at 119 W 10th Street. Building illustrations depicting the proposed building improvements were referenced in the board's information packet. Mr. Skogen stated the proposed improvements include: a small outdoor patio seating area, new window, painted brick façade (black), signage, lighting, and HVAC system. He stated that if necessary, the brick will be re-tuck pointed, however, the existing brick details will not change. The proposed building updates will give a contemporary look to the front building façade and be a nice addition to Downtown.

Other reference documents presented to the board for consideration were photographs of the current front exterior building photograph from 1981 (blond brick, store-front windows, and building wall signage) and present day (fewer store-front windows, wood siding, and the same building wall signage). Business directory research indicates the building was built in 1941 and that Ming Wah Café was established in 1977.

Architect, Kyle Raph, explained the steel beam near the existing front entrance would remain and the wood siding store-front would be recessed back to reveal the original brick wall and windows and also accommodate a small outdoor patio seating area. Given the existing steep sidewalk grade along 10th Street, there would be a steel guard rail installed that would separate the patio seating area from the sidewalk.

One board member inquired about the proposed material to be used under the store-front windows. The applicant's architect mentioned the proposed materials would be similar to the existing wood siding.

Board members reviewed and discussed the Standards for Rehabilitation. The board chairperson expressed the project renovation looks great, but is struggling with the proposed black paint color. Another board member inquired if there were other guard rail options to consider. The applicants also mentioned that metal is a typical guard rail material used to keep the area open and visible yet secure. The proposed railing height and construction would meet building code.

There were no further public comments received.

Member Ed Lund made the motion to approve the proposed building remodel project presented, and as set forth in the Standards for Rehabilitation, and that the project would not have an adverse effect on the Downtown District. Member Gary Conradi seconded the motion. The motion passed unanimously.

5. Other business:

a. BoHP - 2015 Activity Summary Diane

Staff liaison, Diane deKoeper, presented the board members with their 2015 Activity Summary that referenced member status, twelve regular meetings, and nine specific events in which the board sponsored or participated in.

b. BoHP – 2016 Goals for the Year? Diane

Staff liaison, Diane deKoeper, initiated discussion about 2016 goals. Board members suggested the following goals:

- Conduct a follow up on Pendar Lane Historic District designation with the State.
 - Invite State representative to meeting to provide update on “what’s next”?
 - Promote a community workshop to do neighborhood outreach regarding individual site/home nominations.
 - Pursue individual eligibility listings for historic home/site designation so as to create a culture of preservation within the neighborhood.
- Revise the board’s review form to address: the designation of “contributing or non-contributing structure/site and identifying the historic district name.
- Expand the Warehouse District boundary to include the multi-use East Bank properties along 8th Street, and soon to be abandoned railroad switching yard property area.
- Move the 1890 historic building construction line forward
 - There is a list of Sioux Falls buildings built prior to 1890, but consideration should be made about moving the “100 year built line” forward (ie: 1890 to 1916) to keep pace with the vulnerable historic building stock conditions.

It was noted that currently the oldest building in Sioux Falls is the Cataract Hotel building located at 120 S Duluth Avenue.

- Board should devote more time to sponsoring mini preservation workshops that focus on “how to”: conduct research about your site/home or pursue; determine eligible individual nominations:
- Since the month of May is designated as “Historic Preservation Month” do another writers group article about historic preservation and/or showcase various architectural building elements using photographs to conduct a historical geocaching event.

The board members generally agreed not to participate in the Annual Home Show event this year. It was felt the community outreach and benefits to implement the above goal suggestions would be more productive and successful.

c. 2016 Meeting Dates Diane

Staff liaison, Diane deKoeyer, referenced the 2016 monthly meeting schedule (second Wednesday) and noted the meetings will continue to be held at 4:00 pm, at City Hall in the 1st Floor Commission Room.

d. BoHP By-laws

Diane

Staff liaison, Diane deKoeyer, referenced the existing BoHP By-laws. No revisions are planned at this time.

There was no further discussion or public comments received.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Ed Lund and seconded by Board Member Rachael Meyerink. Motion passed unanimously. The meeting adjourned at 5:10 p.m.

The next meeting of the Board of Historic Preservation will be on February 10, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.