



**DRAFT**

## 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 April 13, 2016

**Members Present:**

Dixie Hieb  
Tom Keller  
Ed Lund  
Rachael Meyerink  
Adam Nyhaug

**Public in Attendance:**

Aaron Hultgren, Owner - 130 S. Phillips Ave.;  
John Geiken, PAve Mgr. – 130 S Phillips Ave.;  
Adam Roach, CD, Economic Development Coordinator;  
Cindy Konda, Citizen;

**Members Absent:**

Gary Conradi - excused  
Jennifer Dumke - excused  
Shelly Sjovold- excused  
Robbie Veurink- excused

**Staff Present:**

Russ Sorenson, Planning Department

**Call to order** – Chairperson Dixie Hieb called the meeting to order at 4:00 p.m. and gave introductory comments.

1. **Approval of the March 9, 2016, Meeting Minutes** – Chairperson, Dixie Hieb, requested a motion to approve the March 9, 2016 meeting minutes. Member Tom Keller made the motion to approve the meeting minutes, subject to revising references of “Co-Chairperson” to “Vice Chairperson”. Member Adam Nyhaug seconded the motion. The motion passed unanimously by the remaining board members.
2. **Public input on non-agenda items:** None.
3. **New Business:**
  - A. 130 S. Phillips Ave façade restoration                      Aaron Hultgren, Owner/Contractor  
(Board action required)

Aaron Hultgren, Owner/Contractor, 130 S. Phillips Ave. explained the application for the Philips Avenue building façade restoration to the Board. The former Skelly’s business will be called PAve (pronounced “pave”, but is short for Phillips Avenue). The building, originally constructed in 1910, is designated as non-contributing, and located within the Downtown Historic District. Planned building uses include a restaurant

that will take 10,000 square feet of space north of the area that currently is being used for Skelly's. That space will become vacant. PAVE also will extend upstairs, which used to be residential but is empty. Mr. John Geiken, will serve as general manager.

Mr. Hultgren explained the existing EIFS exterior will be demolished and removed. The existing windows and walls below the terra cotta will be removed. The proposed new building wall and windows are to replicate the old 1914 Olympia Theatre façade. Windows below the terra cotta are proposed to be aluminum storefront with aluminum door. Other restoration improvements include: rebuilding the cornice with EIFS that will replicate terra cotta; mounting and hanging a new canopy that will project out approximately 5 feet to create the theatre look that once existed; providing up-lighting from the canopy to illuminate the cornice; and replicating lead glass transoms above the storefront. The windows on the first floor are aluminum store fronts and the second floor windows are Warren wood windows. Approximately 30 percent of the original building façade will remain.

A board member inquired about the numeral panels 1 and 2 above the storefront. Mr. Hultgren assumed the numbers represented the theater numbers.

Member Tom Keller commended the applicants for their attempt to make a positive historical change to the building, given what they've had to begin with.

Member Adam Nyhaug commented the proposed storefront restoration is fine and the design and materials to be used will be more appropriate for downtown building. The proposed application of EIFS makes sense and maintains as much of the old building form as possible.

There were no further public comments received.

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

**B. 130 S Phillips Ave. facade easement  
(Informational only)**

Adam Roach, CD – Economic Development Coordinator

Aaron Hultgren, Owner/Contractor, 130 S. Phillips Ave. explained the application for the Phillips Avenue building façade easement to the Board. Mr. Hultgren described the existing EIFS exterior will be demolished and removed. The existing windows and walls below the terra cotta will be removed. The proposed new building wall and windows are to replicate the old 1914 Olympia Theatre façade. Windows below the terra cotta are proposed to be aluminum storefront with aluminum door. Other restoration improvements include: rebuilding the cornice with EIFS that will replicate terra cotta; mounting and hanging a new canopy that will project out approximately 5 feet to create the theatre look that once existed; providing up-lighting from the canopy to illuminate the cornice; and replicating lead glass transoms above the storefront. The windows on the first floor are aluminum store fronts and the second floor windows are Warren wood windows. Approximately 30 percent of the original building façade will remain.

As noted in the applicants submittal, the benefit of this project is to improve the aesthetics of Phillips

Avenue and give new life to this underutilized building. A significant tax valuation increase will be noticed with the complete rehab including new commerce and foot traffic added to the downtown. The use will be a restaurant and bar and employee over 100 people utilized both floors of the structure.

Associated costs for the façade restoration project were reviewed by the Board.

There were no further public comments received.

Member Tom Keller made the motion to support the façade easement for the subject building façade within program limits, and that the project would not have an adverse effect on the Downtown Historic District. Member Ed Lund seconded the motion. The motion passed unanimously.

**4. Other business:**

A. Historic Preservation Month Activities (see attached) Russ

B. Mayor's Historic Preservation Award Review & Recommendation Russ

Russ Sorenson informed the Board that after a call for nominations was done in March, four (4) citizen nominations were received for the 2016 Mayor's Historic Preservation Award. Nominations include:

- Terrace Park, Terrace Park Neighborhood Association and Shoto Teien Japanese Gardens Inc., submitted by Nancy Tapken, Terrace Park Neighborhood Association;
- Women of McKennan Park, submitted by John Paulson and Mary Tidwell;
- The Bakery (project), located at 910 N Main Avenue, submitted by Jeff Hazard, Koch Hazard Architects;
- Longfellow Elementary School/DakotAbilities (project), located at 1116 S 4th Avenue, submitted by Stacey McMahan, Koch Hazard Architects.

The Board reviewed the nomination submittals and recommended that all four nominations are eligible and worthy of the Mayor's further consideration. One of the nominations will be selected by the Mayor to receive the 2016 Mayor's Historic Preservation Award. A proclamation designating May as Historic Preservation Month, and a plaque award, will all be presented at the City Council's May 3, 2016 regular meeting by Mayor Huether.

C. Phillips Avenue Walking Tour Brochure Discussion

No action was taken on this agenda item. Russ Sorenson will contact and work with Member Adam Nyhaug on this matter.

Board of Historic Preservation  
April 13, 2016 Meeting Minutes

**Adjournment** - A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Tom Keller and seconded by Board Member Adam Nyhaug. Motion passed unanimously. The meeting adjourned at approximately 5:20 p.m.

**The next meeting of the Board of Historic Preservation will be on May 11, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.**

## 2016 Historic Preservation Month Board Sponsored Activities

### Activities:

- **May 3<sup>rd</sup>** – City Council Meeting 7:00PM  
Mayor’s Historic Preservation Award Presentation  
May 2016 Historic Preservation Month Proclamation presented  
by Mayor Huether to Board Chair
  
- **May 6<sup>th</sup>** (First Fridays Downtown) –Walking Tours
  - 1. East Bank-meet at 8<sup>th</sup> & RR in front of Josephine’s 5:00PM (Adam Nyhaug)
  - 2. Dakota & Main Ave’s - meet at SE corner of Pavilion 6:00PM (Rachael Meyerink)
  
- **May 11<sup>th</sup>** – BOHP Monthly Meeting and Workshop to be held at City Hall Commission Room
  - 1. Listing your Home on the National Register, Liz Almlie 5:30PM
  - 2. What does it Mean to Live in a Historic District, Liz Almlie 6:30PMPostcard invitations to be sent out to property owners within Historic Districts, Pendar Lane  
Neighborhood, and Realtor’s Agencies
  
- **May TBD** – Building Tour and Workshop (tentative) to be held at The Bakery, 901 N. Main Ave.
  - 1. Structural Considerations for a Historic Building, Robbie Veurink
  - 2. Selecting Historic Paint Colors and Gardening, TBD

*4-13-2016 MEETING UPDATE NOTE: Board members felt that taking on the “structural considerations” and “selecting historic paint colors” workshops at this time, may be too time involved and would be more appropriate for a Preservation Month activity in the future.*

- **Architectural Features Scavenger Hunt Contest**  
Diane has completed putting the photos and description for the scavenger hunt together. It can be added to the city’s website with a news release to invite community participation.
  
- **Social Media – “This Place Matters” Campaign**  
Download and print signage to give out to city employees, council members, residents of historic neighborhoods, Old Courthouse Museum, Women’s History Club, County Historical Society, etc. Photograph individual holding sign in front of historic structures in Sioux Falls and post on facebook or Instagram with the hashtag #thisplacematters and/or #PreservationMonth  
<https://savingplaces.org/this-place-matters#.VsZILU32aUk>

*4-13-2016 MEETING UPDATE NOTE: Board members felt that taking on the Social Media campaign at this time, may be too time involved and would be more appropriate for a Preservation Month activity in the future.*

- **Preservation Topics** – letter to the Editor in the Argus Leader each week in May  
Writer’s Group articles about Historic Preservation
  - 1. Lura Roti, Jennifer Dumke, and Rachael Meyerink will confirm if they can provide letters. Both Lura and Jennifer indicated that their letters would be on behalf of the board and not them individually since Laura works as a freelance writer for the Argus and Jennifer cannot compete due to other writing obligations she has.