



## 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*

### **DRAFT** Meeting Minutes for December 13, 2017

#### **Members Present:**

Rachael Meyerink, Vice Chairperson  
Josh Chilson  
Rob Collins  
Jennifer Dumke  
Pam Merchant  
Lura Roti  
Shelly Sjovold

#### **Public in Attendance:**

Brenda Schmidt, Kelly Inns LTD  
Tom Morris, Kelly Inns LTD  
Keith Thompson, Koch Hazard Architects  
Rich Jensen, Dakota Preservation  
Diane Olson, Cathedral Historic District Neighbor  
Adam Roach, Neighborhood Development Coordinator

#### **Members Absent:**

Stephen Jackson  
Thomas Keller, Chairperson  
Robbie Veurink

#### **Staff Present:**

Diane deKoeper, Board Liaison, Urban Planner  
Russ Sorenson, Urban Planner

**Call to order** – Vice Chairperson, Rachael Meyerink, called the meeting to order at 4:00 p.m., welcomed board members and guests, and gave introductory comments.

#### **1. Approval of the November 8, 2017, Meeting Minutes**

Vice Chairperson, Rachael Meyerink, requested a motion to approve the November 8, 2017 meeting minutes. Member Rob Collins made a motion to approve the meeting minutes. Member Shelly Sjovold seconded the motion. The motion to approve the November 8, 2017 meeting minutes passed unanimously.

#### **2. Public input on non-agenda items:**

Vice Chairperson, Rachael Meyerink, requested if there was anyone from the public who desired to provide input to the Board on any non-agenda items. Diane Olson, Cathedral Historic District Neighbor, inquired about the application status for 435. N. Spring Avenue – to demolish the existing residential structure and when the Board's January 2018 meeting agenda is determined. Diane deKoeper, Board Liaison, Urban Planner, responded that applicants have until the first of each month to submit their application for the board's consideration at monthly meetings. The Board's next meeting is January 10, 2018. Diane deKoeper

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explained that regarding, 435. N. Spring Avenue, the application was deferred at the Board's November 8<sup>th</sup> meeting for the applicant to provide more information for review at the Board's December 13<sup>th</sup> public meeting. Since the November 8<sup>th</sup> meeting, the applicant requested his application be deferred until the January 10, 2018 meeting due to the holiday season and that he would be out of town. To date, no new information has been submitted by the applicant for review. It is relevant the applicant submit any new information prior to January 1<sup>st</sup> for the Board's January 10<sup>th</sup> meeting. At the January meeting, both the applicant and any citizens, including neighbors, should be present and can be heard.

There was no further citizen input received.

**3. New Business:**

- A. National Bank Building,  
100 N. Phillips Ave. (Individually listed on NR) Rich Jensen, Applicant  
(Board action required)

The Sioux Falls National Bank Building is individually listed on the National Register of historic Places and not included in the Downtown or Old Courthouse & Warehouse Historic Districts. The majority of work is on the interior of the building with minimal work on the exterior. Detailed nomination information for the structure (1979) was provided in the information packet to the Board.

The applicant, Rich Jensen with Dakota Preservation is working with owners Brenda Schmidt and Tom Morris of Kelly Inns, Ltd. The owners are planning to turn the building into a 92-room boutique hotel called Hotel Phillips. Guest rooms will be located on floors 3-9. The first floor and mezzanine have historical elements that the owner plan to retain. Some of these elements include the 16-ton vault door and wrought iron teller window.

Exterior modifications include adding storefronts with an entrance door and canopy on the southeast adjacent to 9<sup>th</sup> St. for access to the hotel lounge. At the west/main entrance the owners are also proposing a canopy similar to what can be found at the Carpenter Hotel and Orpheum Theater. Additionally, the owners are proposing balconies on the east façade with wrap around balconies on the eighth and ninth floors to the north. New windows will also be added to guest rooms to the north façade. There was discussion regarding the new windows that they should not replicate what was historic on the building, but compliment and be compatible with the historic design. The north side of the building once had a building butting to it, but that building was removed with the most recent renovations.

Although the International Building Code allows for balconies above the second story over a ROW, Engineering Design Standards do not. City Engineering will need to review before the applicant can proceed with balconies on the east side of the building.

Without specific designs for the balconies and canopies the board recommended deferment until the January 10<sup>th</sup> meeting so the applicant could provide more detailed design for the canopies and balcony railings. The applicant agreed and will provide more information to the Planning Office by the January 1, deadline.

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Demolition is in progress on the building and the owners anticipate construction completion in December 2018.

Board member Rob Collins made the motion that the proposed addition of the north windows, south entrance door and storefront windows would not have an adverse effect on the historic property. Board member Shelly Sjovold seconded the motion. The motion passed unanimously.

- B. Façade Easement for 212-216 S. Main Ave. Keith Thompson, Architect, KH  
(Board information only) Adam Roach, Community Development

The property is located within the Downtown Historic District. The applicant is proposing to restore the west façade to the original storefront. This will include a wood storefront with energy efficient insulated glazing. The masonry will be selectively repointed on the west and east façades. Clear glazing will be used for transom windows, without awnings as indicated in the rendering. Restoration will resemble the original historic appearance. An additional will be constructed on the east side with parking on the lower level. This project fills the gap between the previously rehabilitated Ballard block and Williams Building, creating a more cohesive streetscape that will invite more pedestrian traffic and continue development on Main Ave.

The applicant is requesting \$90,697.71 for the façade restoration. The larger building project including interior renovation is \$1,618,464.

Board member Shelly Sjovold made the motion to endorse the façade easement and board member Lura Roti seconded the motion. The motion passed unanimously.

#### 4. BoHP Strategic Planning

Board of Historic Preservation Mission Statement:

*Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls.*

Board member Stephen Jackson sent out a statement of the primary functions of the board that includes the following:

1. The BoHP performs an invaluable service to the city by ensuring that the Secretary of the Interior's standards for historic preservation are met in Sioux Falls. Board members evaluate applications for external structural changes, and, in keeping with national and state standards, decide whether or not external changes will have an adverse effect on Historic Districts in the city of Sioux Falls.
2. The BoHP is also deeply invested in the mission of educating the citizens of Sioux Falls about the best ways to preserve historical structures in the city, and about the value of historic preservation more broadly. The Board engages in outreach opportunities to various groups throughout the community to facilitate a broad dialogue about preservation.

In Stephen's absence, further discussion on the strategic plan will be on the January 2018 agenda.

**5. Other business:**

A. Review process between City and SHPO

Diane provided a summary of the review process for an applicant requesting to raze a contributing structure in a historic district and provided the attached process between the City of Sioux Falls and the State Historic Preservation Office (SHPO).

B. Boarded up properties in historic Districts

Diane reviewed that in the case of structures that have been boarded up, similar to those in the Sherman Historic District at S. Dakota Ave. and W. 18<sup>th</sup> St., the property owners need to make an application to the Board if they wish to raze the structures. City Code Enforcement has received several complaints from neighbors of these structures that they're an eyesore and they have concerns that the owners wish to raze the structures and develop it for commercial use on the west side of S. Dakota Ave. and east side of Minnesota Ave. Besides going through the BoHP for review to raze the structures, they would also be required to rezone the property.

Board member Rachael Meyerink noted that the All Saints Neighborhood Association will be writing a letter to the property owners complaining about the boarded up properties.

Diane has previously contacted the property owners and notified them that before they can do anything with the property, they are required to come to the BoHP to request any changes. Two of the three structures are contributing to the Sherman Historic District.

**Adjournment** – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:15 p.m.

**The next meeting of the Board of Historic Preservation will be on January 10, 2018, at 4:00 pm, in the Board of Commission Room on first floor of City Hall.**