

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 June 14, 2017

Members Present:

Thomas Keller, Chairperson
Shelly Sjovold, Vice Chairperson
Josh Chilson
Rob Collins
Gary Conradi
Jennifer Dumke
Stephen Jackson
Rachael Meyerink
Lura Roti

Members Absent:

Robbie Veurink

Staff Present:

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

Public in Attendance:

Norm Drake, Legacy Development
Shawn Crowley, EAPC Architects
Ann Hutchinson, Homeowner
Jeff Mann, Applicant
Tom Brende, Hegg Realtors
Pat Anderson, Argus Leader
Joe Ahlquist, Argus Leader
Briana Sanchez, Argus Leader
Andrea Anderson, KDLT News
Leland Steva, KELO-TV
Jordan Born, KELO-TV
Sherry Barkley,
Joe Batcheller, DTSF
Jeff Danz, Zandbroz Variety

Call to order –Chairperson Tom Keller called the meeting to order at 4:02 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the May 10, 2017, Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the May 10, 2017 meeting minutes. Member Gary Conradi made the motion to approve the meeting minutes. Member Stephen Jackson seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:

Chairperson, Tom Keller, requested if there was anyone from the public who desired to provide input to the Board on any non-agenda items. There was no citizen input received.

(over)

3. New Business:

- A. 136 S. Phillips Ave., Downtown Historic District
(Board action required)

Norm Drake, Legacy Development
Shawn Crowley, EAPC Architects

Norm indicated that he does not have signed tenants for the property at this time. He introduced Shawn Crowley with EAPC Architects to review the proposed project.

Shawn explained that the design intent was to find a complimentary form and scale to the rest of downtown.

The architect is proposing a full face brick on the first floor with a soldier course running the length of the building on the south façade at the base and also above the windows. There are transom windows on the south façade and storefront entrance on the west and southwest for the tenant space. A canvas and corrugated glass awnings are proposed on the first floor at the west façade. On the first floor the area above the west and south storefront will also use a Nichiha Panel (fiber cement product)- Illumination Series, that gives a painted wood appearance. Although the color shown in the rendering is black, it may vary.

The second story is set back from the west and south property lines, approximately 18' to allow for an outdoor patio as an expansion to PAve next door. The second story is clad in Nichiha Panels with a brick appearance that is similar in color to the first floor. The applicant brought samples of the panels for the board to review. The color for the second floor panels are Vintage Brick (white wash). Also on the second story is a set of bi-fold doors to open up on the west and a glass overhead door to the south. At the southeast area of the second floor patio is a set of windows and a steel trellis with a standing seam metal roof. The panels will be carried down to the sidewalk at the east facade. The architect noted that it's difficult to find a good transition between the panels and face brick and carrying the panels down the east façade allows for a cleaner finish. The applicant is also proposing a glass railing at the second floor patio.

Board members reviewed and discussed building materials and questioned the sustainability and longevity of the Nichiha Panels. Board member Rob Collins has worked with this product and noted that it is a good and durable product.

Board member Lura Roti noted that the face brick on the first floor storefronts stops at approximately 36" tall. Based on the appearance of other storefronts downtown, she requested that the face brick be brought up to the window header. The applicant said they would run it by their prospective tenant to see if they were agreeable to the change.

Board member Rachael Meyerink questioned why the applicant is using the panels at the second floor and not the face brick. The applicant noted that because there is not a bearing wall at the first floor and basement, the panels are lighter weight than the brick making the bearing wall unnecessary. Rachael was also concerned with the use of the panels as a new product and what its longevity might be. The architect noted that they are warranted for 10-15 years (15 years confirmed). Diane noted that the standards for new construction allow for new or modern materials and the applicant has combined the traditional face brick and modern panels in the project.

Board member Stephen Jackson made a motion as presented that the applicant's request to raze the garage would not have an adverse effect on the Hayes Historic District. Board member Rob Collins seconded the motion. The motion passed unanimously.

There were no additional public comments expressed for this agenda item.

4. Other business:

- A. Election of Officers
 - a. Tom Keller was asked and has agreed to serve a second year as Board Chair.
 - b. Rachael Meyerink has agreed to serve as Board Vice-Chair for the upcoming year.

- B. Review of Preservation Month Activities
 - a. Not discussed

- C. Mayor's Historic Preservation Award
 - a. Projects will be reviewed at the July board meeting.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rachael Meryerink and seconded by board member Lura Roti. The motion passed unanimously. The meeting adjourned at approximately 5:15 p.m.

The next meeting of the Board of Historic Preservation will be on August 9, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.