



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 January 10, 2018

Members Present:

Thomas Keller, Chairperson
Josh Chilson
Rob Collins
Jennifer Dumke
Pam Merchant
Rachael Meyerink
Lura Roti
Shelly Sjovold
Stephen Jackson
Robbie Veurink

Staff Present:

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

Members Absent:

None

Public in Attendance: (Sign-in Sheets) 39

Valerie Kauffman, Cathedral District Citizen
Cheryl Tomjack, Cathedral District Citizen
Leah Pidde, Cathedral District
Gail Fossum Shea, Cathedral District
Craig Shea, Cathedral District
Diane Olson, Cathedral District
Scott Bartlett, Cathedral District
Holly Kwasa, Cathedral District
Jim Carlson, Minnehaha County Historical Society
Monica Henning, Cathedral District
Constance Berg, Advantage
Gail Cain, Cathedral District
Marcy Bird, Cathedral Historic District
Lin Rostrom, Cathedral District

(over)

Public in Attendance: (Sign-in Sheets) - Continued

Mark Peterson, Self
Mary Tobin, Cathedral District
Rick Tobin, Cathedral District
John Koch, Koch Construction
Douglas Bird, Cathedral Historic District
Rich Jensen, Dakota Preservation
Sheri Watke Shivery
Aaron Skonhad, Self
Theresa Stehly, City Council
Mark Hennings, Cathedral District
David Shelton Advantage Investments, Inc.
Theresa Stinson
Dori Perkins, Cathedral Neighborhood
Zach DeBoer, All Saints Neighborhood
Greg Neitzert, City Council
LeAnn Grate, Cathedral Neighborhood
Alisha Grove, Cathedral Neighborhood
Audra Grove, Cathedral Neighborhood
Randy Maasm Minnehaha County Historical Society
Rebecca McKeever
Alethia McKeever, Cathedral Neighborhood
Parker Roti, Cathedral Neighborhood
Shon Roti, Cathedral Neighborhood
Tom Morris, Kelly Inns LTD
Rich Jensen, Dakota Preservation

Call to order – Chairperson, Thomas Keller, called the meeting to order at 4:03 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the December 13, 2017, Meeting Minutes

Chairperson, Thomas Keller, requested a motion to approve the December 13, 2017 meeting minutes. Member Pam Merchant made a motion to approve the meeting minutes. Member Shelly Sjovold seconded the motion. The motion to approve the December 13, 2017 meeting minutes passed unanimously.

Public input on non-agenda items:

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

2. New Business:

- A. House Raze (Cathedral Historic District)
435 N Spring Avenue

David Shelton, Century 21

The property is located within the Cathedral Historic District and the house was constructed in 1891. The Queen Anne Cottage architectural design structure is listed as contributing to the historic district. The applicant, Mr. David Shelton, Century 21 Advantage, proposes demolition of the existing single family residential structure.

The applicant, David Shelton, Century 21 Advantage, provided a 35 page Residential Inspection Report, done by Mr. Christopher DiSanto, Sioux Empire Home Inspections LLC., on November 26, 2017, to Board members. The report describes conditions for the subject residential structure regarding: utility systems and components; grounds; structural systems; roof and attic; various systems related to plumbing in the bathroom and kitchen; heating and cooling; water heating; electrical; water and sewer supply; and appliances. Photographs of the subject residential structure and surrounding properties in the neighborhood were also provided by the applicant to Board members. According to the applicant the structure's foundation is in very poor condition, as well as much of the structure. The applicant commented that immediate neighbor to the south (Monica Henning) expressed her support for the request. Mr. Shelton explained his concern about the high amount of drainage water that affects residential structures in the neighborhood. He also referenced that other nearby neighborhood residential structures have been torn down in the past to make way for the Volunteers of America (VOA) Childcare Center building (407 N. Spring Avenue), an uncharacteristic structure to the neighborhood. Mr. Shelton acknowledged the recent media coverage, along with the opposition expressed social media. He stated that he looks forward to being part of the solution and expressed his desire to proceed with demolition of the residential structure.

Staff Liaison, Diane deKoeyer, commented the applicant is requesting to raze the structure on the property for future development for multi-family housing. For such a future use, the subject property is required to be rezoned and Planning Staff has informed the applicant that a rezoning request to anything other than its current zoning of RT-1, Single Family Residential-Traditional, would not be supported. The applicant still seeks approval from the Board to raze the existing structure.

The Cathedral Historic District Neighborhood Watch Group also provided a 40 page report dated December 27, 2017, about the Cathedral Historic District, preserving the subject historic house, and providing a 15 page petition, along with several letters from Cathedral neighbors and citizens requesting the board to not approve the request to raze the structure.

Board Chairperson, Thomas Keller, asked the applicant, Mr. Shelton, if he had obtained any project cost estimates or repair costs. The applicant responded that he had none. Mr. Shelton mentioned that since the small three bedroom house has seen several evolutionary changes through the years, he did not want to couple any new plans with demolition. He said the house would collapse if moved, and that it is not in his plans to rehab the structure or site. He said he would work with city staff.

(over)

Board member, Rachael Meyerink, inquired as to why not do what is necessary to fix the house or why take the house down and then rebuild a new house? Mr. Shelton responded that demolition costs are inexpensive. Rebuilding a new structure and remodeling within the district's standards and characteristics that should be complied with is expensive. The applicant emphasized the structure has a deteriorating foundation because of existing hydrologic conditions and any foundation fixes would be needed to prevent future infiltration. Mr. Shelton stated that he wanted a good forensic analysis of the structure and site conditions.

Board member, Pam Merchant, asked about the timeline when the house was purchased. Mr. Shelton mentioned the purchase was made in 2015 and the house was in rough shape then regarding the hydrology problems, deterioration of the basement foundation and structural members, as identified in the inspection report. The house was occupied when purchased. The house has been vacant since last November and has since been vandalized.

Staff Liaison, Diane deKoeper, was asked about the rezoning process. She explained a rezoning application is submitted to the Planning Office staff for review and recommendation to the City Planning Commission. The Planning Commission's recommendation is then transmitted to the City Council for their consideration. She emphasized that a rezoning request to anything other than its current zoning of RT-1, Single Family Residential-Traditional, would not be supported.

In the Board's review of the subject request to raze the residential structure, Diane deKoeper, reminded Board members the property is contributing to the historic district and to consider the applicable Secretary of Interior's Standards for Rehabilitation as a basis for their motion.

Board member, Stephen Jackson, commented it is a question of resources and inquired about how much it would cost to fix up the residential structure. Mr. Shelton replied there are three – 44 foot wide lots along Spring Avenue and one - 44 foot wide lot on the backside along the alley. He said it's difficult in appraising any required repairs for the existing house, as setback variances would also be necessary to develop the property.

Staff Liaison, Diane deKoeper, said this is the only structure on the four lots and the setbacks are more relaxed with the existing Single Family Residential-Traditional zoning on the property.

Board member, Rob Collins, inquired if a design professional evaluated the structure. Mr. Shelton replied the chosen route was to get a home inspection done by a third party professional to evaluate all structural systems.

City staff notes that 38 persons signed the sign in sheet prior to the meeting and 17 persons provided public comments. Comments received at the meeting include:

Leah Pidde, a Cathedral Historic District neighbor, remarked that because the Cathedral district is in the National Registry of Historic Neighborhoods contributing homes, like 435 N Spring Avenue, are protected. Homeowners in the district understand that they need to invest time, energy and money in restoring their homes. She said that fixing or replacing siding, gutters, downspouts, driveways, retaining walls, and

drainage are the norm for many of the neighbors. Because the house has maintained the original features and character, it would qualify for grant funds to make needed structural repairs. Letting a developer demolish a contributing historic structure won't benefit the neighborhood and would have an adverse effect on the Cathedral Historic District. This is a livable, revivable, and beautiful, 125 year old home. Each time a historic home is demolished, a family is denied an opportunity to live in a historic home in this diverse and caring community.

Valerie Kaufman, stated that she lives in the Cathedral Historic District with her four children. She questioned if the applicant did research prior to purchasing the home and if he knew the extent of the needed repairs. She mentioned that a lack of effort on the applicant's part to not estimate repair costs is false assumption that a rehabilitation project is too expensive. The applicant does not see the beautiful home, but rather has a different vision to develop the property. She urged the Board to not disregard the historic beauty of the house and to protect the historic roots of the neighborhood and our great city.

Randy Maas, stated that he is the current president of the Minnehaha County Historical Society. He said that he was proud to be a part of saving the downtown coliseum and old courthouse years ago. He mentioned three (3) reasons to save the subject house structure: 1) the house has personality and reflects the character of the historic neighborhood. He urged to not let the house rot in place; 2) as a community we need to encourage houses in neighborhoods to be maintained; 3) a study has been done to show that tourists and people visit and move to Sioux Falls because of our historic districts and community. Mr. Maas commented there are several other places to develop within or on the edge of historic districts in our city. He mentioned the Minnehaha County Historical Society is supportive in saving this historic house.

Cheryl Tomjack, a Cathedral Historic District resident, emphasized the Cathedral Historic District is well known for its historic houses and standards. She mentioned there are several times that neighborhood visitors go door to door asking if their home is for sale, as they desire to live in the historic neighborhood. She said the Cathedral Historic District is strong and people who reside there have an incredible passion for history. She noted the hydrology issue is still exists in the neighborhood.

Scott Bartlett, a Cathedral Historic District resident, expressed there are great fears from neighbors when we allow the encroachment of developers to tear down historic houses within historic neighborhoods. He asked when do we draw the line in the sand? He urged the Board to save this residential structure.

Terry Paynes, stated that she grew up and currently lives within the Cathedral Historic District. She voiced concern that the structure has seen several changes and is falling apart and not being maintained. She mentioned the City has ignored enforcement of property maintenance in the district, as stone retaining walls are caving in, and old garages are falling apart too. She urged the City to enforce its maintenance and historic standards in the district, as this will bring new life in saving properties too.

(over)

Monica Henning, a Cathedral Historic District resident for 61 years, stated that she is an adjacent neighbor residing at 421 Spring Avenue. She voiced her disappointment with her neighbors in their disregard to not contacting her directly and inviting her to any neighborhood meetings that may have been held about the demolition of the subject house. She expressed that she pays her taxes and her neighbors do not have the right to tell her what she can or cannot do with her house. She commented that the north side of her house is on jacks, water runs down into the lower level, and she is proud to have raised her five children there. Monica Henning said that she is supportive of the applicant and his project and would like to be included in his plans.

Dixie Hieb, a Cathedral Historic District resident, remarked that every infringement undercuts a historic district and that several historic homes have been lost within the Cathedral and McKennan Historic Districts. She commented the Board of Historic Preservation is an advisory board and can slow down demolition of historic homes. The Board's message goes on to Planning and City Council. The State Board of Historic Preservation also reviews projects and then sends their message back to the city's Board of Historic Preservation for review and then on to City Council for their consideration and action.

Chairperson, Thomas Keller, affirmed that relative to all properties within a historic district, that review process procedures and Secretary of the Interior's Standards are followed by the city's Board of Historic Preservation.

Rebecca McKeever, a young Cathedral Historic District resident, encouraged the Board to not demolish the house, as it is cute and located next to her school in the neighborhood.

John Koch, owner of Koch Construction, stated that he has found a true passion with restoring historic homes within the district. He mentioned there are historic homes along Spring Avenue within the Cathedral District. Mr. Koch said that he acquired a property located at 8th Street and Spring Avenue and it took him eleven months to restore the 120 year old house. He emphasized the importance of doing the homework research up front before purchasing any home and that restoring a historic house adds value to the home and district.

Mary Tobin, a Cathedral Historic District resident, expressed that she has lived on Spring Avenue for the past ten years. She mentioned that their home needed to be fixed up and they wanted to preserve the unique architecture. Such repairs take time and money to bring new life to a house and into the neighborhood. Mary Tobin stated, "We are the caretakers of our history. We do not own our home."

Alisha Grove, a Cathedral Historic District resident, voiced her excitement that her family moved into the neighborhood two weeks ago. She said that their home was built in 1900 and was previously was a multiple family structure that caught fire. The house was then converted into a single family residence and restored. She encouraged Cathedral District neighbors to extend their neighborhood walks in all directions to meet their neighbors and to discover that good things are happening.

Sarah Buchran, a Cathedral Historic District resident, commented that her family moved into the neighborhood one year and three months ago. She stated that her family enjoys walking down Spring Avenue, past the subject house. The historic neighborhood's unique and diverse residential architectural styles are much appreciated.

Diane Olson, a Cathedral Historic District resident, stated this is a test to see how serious and willing we are as neighbors and community to save our historic homes. She read a prepared statement by the Cathedral Historic District Neighborhood Watch Group that highlighted key points: What it means to be protected as part of a registered historic district; The subject house structure can and should be saved; Being a National Registered historic neighborhood implies a promise to homeowners. Diane Olson, also commented, "if we demolish any more of these savable contributing historic structures we are not only being short-sighted, we are suddenly condoning the destruction of that which we have taken great pains to preserve for ourselves and future generations. Each demolished contributing structure further erodes the historic integrity of the Cathedral Historic District. The real fear is the oldest and greatest historical neighborhood asset South Dakota has will eventually cease to exist if this precedent is set. Whether viewed from a historic standpoint or from a "value to the community" standpoint, the benefits for all of us of preserving the subject house are immense and far-reaching. Any conceivable notion that demolition would bring value to the neighborhood or city is absolutely incorrect, misleading and incredibly short-sighted. One it's gone, it's gone and we all have left are regrets."

Shon Roti, a Cathedral Neighborhood resident, remarked his family has lived in the neighborhood for 25 years and likes living in older houses. He commented that it is not a historical neighborhood if you build a replacement house. He urged patience when people fix up their houses.

A young Cathedral Historic District resident, commented this is a big house that is like a castle. It is better to try, rather than not trying at all, to save the house.

Another neighbor, inquired about the applicant's project plans, development experience, and history. The Applicant, Mr. Shelton, replied that he did not know the project plan details, but wants to improve the property. He stated that he has experience in restoring a rundown hotel into mixed use development; townhome construction; preservation of a house on Norton Avenue; restoration of a house on Park Avenue; and that he has been a part of other development and request for proposals in downtown area. Mr. Shelton acknowledged that he knows where everyone is coming from but the demolition request is still in place. He remarked that he would love to meet with John Koch and others further to make sense of this matter. Mr. Shelton said that he can appreciate the sweat equity (valued at approximately \$60 per hour) the district neighbors have given to restoring their homes.

Zach DeBoer, a resident of the All Saints Neighborhood, mentioned the city is not reviewing a rezoning request at this time. He inquired if the applicant is open to selling the subject property. Mr. Shelton responded that has not been discussed.

(over)

The applicant, Mr. Shelton, stated that he had to leave for a 5:30 pm appointment and excused himself from the meeting.

Board Chairperson, Thomas Keller, asked the audience if there was anyone else who wanted to speak. There were no additional public comments expressed for this agenda item. The Board members conducted their discussion.

Board member, Lura Roti, questioned if the issues presented within the applicant's residential inspection report warrant demolition of the house. She mentioned that several neighborhood folks have expressed they too have dealt with similar matters with their historic homes.

In the Board's review and consideration of the subject request to raze the residential structure, Diane deKoeper, staff liaison, reminded Board members the property is contributing to the historic district and to consider the applicable Secretary of Interior's Standards (#1 - #6) for Rehabilitation as a basis for their motion. The standards identify whether or not the house be razed or saved, and include:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Board member, Pam Merchant, expressed concern about demolition being an encroachment issue. She inquired about the assessed evaluation subject for the property. Board Chairperson, Thomas Keller, commented that should not be a concern of the Board.

Board member, Lura Roti, made a motion to deny the applicant's demolition request for the house at 435 N Spring Avenue, as it would have an adverse effect on the Cathedral Historic District, based on the applicable Secretary of Interior's Standards (#1 - #6) for Rehabilitation. Board member, Pam Merchant, seconded the motion. The Board voted unanimously to approve the motion.

Chairperson, Thomas Keller, commented the Board Chairperson does not vote, unless there is a tie breaker vote needed. The State Historical Preservation Office will be notified of the Sioux Falls Board's action.

Board member, Robbie Veurink, left the meeting.

- | | |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| B. Hotel Phillips Balcony Design
100 N. Phillips Ave. (Individually listed on NR)
(Board action required) | Jim Bruget, Perspective
Rich Jensen, Dakota Preservation
Tom Morris, Kelly Inns Ltd. |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|

Staff liaison, Diane deKoeper, noted the Board of Preservation deferred action at their December 13, 2017 meeting on the proposed exterior balconies, associated railings, and canopies so the applicant could provide more detailed designs. The applicant has since provided more information for the exterior balconies and associated railings to the Planning Office for the Board's review. Design details for the canopies to be located on the building's southeast and on the west/ main entrance will be subsequently provided.

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 9th 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.

(over)

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.

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

Rich Jensen, Dakota Preservation, presented the design details for the exterior balconies and associated railings to Board members. He explained the owners are proposing balconies on floors 3-9, with steel beam construction and associated steel railings, on the east façade with wrap around balconies on the eighth and ninth floors to the north. All exterior steel balcony components are to be hot-dipped galvanized and powder-coated with a dark black/brown color. The proposed exterior balconies will provide tenants with beautiful downtown river front views.

Chairperson, Thomas Keller, remarked that he liked the historical look of the proposed exterior balconies as they are an enhancement to the building that has an architectural appearance associated with a fire escape.

Board member, Rachael Meyerink, commented the proposed balconies are typical and complimentary to the historical quality of the building, but not replicative.

Board member, Rob Collins, expressed the proposed balconies are a contemporary version of the historical building and appear to meet guardrail design codes.

Other Board members, expressed their like, for the proposed balcony design.

There were no public comments expressed for this agenda item.

Board member, Stephen Jackson, made the motion to approve the applicant's balconies request, as presented, as it would not have an adverse effect on the historic property and based on the applicable Secretary of Interior's Standards (#1 - #11) for new construction and additions. Board member, Rachael Meyerink, seconded the motion. The motion passed unanimously.

Board liaison, Diane deKoeyer, mentioned that design details for the canopies to be located on the building's southeast corner and on the west/ main entrance will be provided by the applicant for the Board's review at a future meeting.

The applicant requested the Board's input on the proposed exterior canopy design concept. Proposed canopy locations are on the southeast corner of the building, adjacent to 9th St. for access to the hotel lounge. A second location is at the west/main building entrance. The owners are proposing a canopy similar to what can be found at the Carpenter Hotel and Orpheum Theater.

Board Chairperson, Thomas Keller, said that he liked the classic geometric appearance of the proposed canopies. Other Board members agreed.

The applicant expressed his appreciation for the boards input and mentioned that design details for the canopies will be for the Board’s review at a future meeting.

3. BoHP Strategic Planning Stephen Jackson
(Board Information Only)

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, stated that approximately two months ago a DRAFT statement of the primary functions of the board was sent to Board members for consideration. The statement 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.

There were no public comments expressed for this agenda item.

It was the consensus of the Board to conduct further discussion on their strategic planning at a work session meeting to be held prior to their regular February 14, 2018 meeting. The work session meeting will be held on February 14, 2018, at 3:00 p.m., in the Commission Room on first floor of City Hall.

4. Other business:

- | | |
|----------------------------------------------|----------|
| A. 2018 Meeting Dates | Diane |
| B. Past Forward Report | Jennifer |
| C. By-Laws Review – Agendas and Public Input | Diane |

There were no public comments expressed for the above agenda items.

It was the consensus of the Board to carry over the above agenda items at their February 14, 2018 regular meeting.

(over)

Adjournment – With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:47 p.m.

A work session meeting of the Board of Historic Preservation to discuss strategic planning will be held on February 14, 2018, at 3:00 p.m. in the Commission Room on first floor of City Hall.

The next regular meeting of the Board of Historic Preservation will be on February 14, 2018, at 4:00 pm, in the Commission Room on first floor of City Hall.