

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 March 14, 2018

Members Present:

Josh Chilson
Jennifer Dumke
Pam Merchant
Rachael Meyerink
Lura Roti
Shelly Sjovold
Robbie Veurink

Staff Present:

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

Public in Attendance:

Justin Skogen, Skogen Construction and Owner
Katie Krantz, Van De Walle Architects
Aaron Johnson, Van De Walle Architects

Members Absent:

Rob Collins
Stephen Jackson
Thomas Keller

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 February 14, 2018, Meeting Minutes

Vice Chairperson, Rachael Meyerink, requested a motion to approve the February 14, 2018 meeting minutes. Member Josh Chilson made a motion to approve the meeting minutes as presented.

Member Shelly Sjovold seconded the motion. The motion to approve the February 14, 2018 meeting minutes passed unanimously.

Member Pam Merchant arrived at the meeting.

2. New Business

A. 119 E 10th St. – Downtown Historic District
Former Ming Wah
(Board action required)

Justin Skogen, Owner

The National Register of Historic Places for the Downtown Historic District identifies the subject property as Non-contributing. Secretary of Interior Standards for Rehabilitation apply to this property for review.

Applicant and owner, Justin Skogen, Skogen Inc., along with Katie Krantz and Aaron Johnson representing Van De Walle Architects, presented project information to the Board. Justin Skogen stated the proposal is to rehabilitate the vacated existing Ming Wah building. The proposed work includes:

- Paint over the existing east and south brick walls;
- The existing four glass block rectangular windows on the east wall, along the alley, are in disrepair and would be replaced with clear glass;
- Various brick tuck pointing may be required to improve the structural integrity of these walls;
- Removal of a steel beam that spans the entire front entry;
- Relocate the front entrance further to the west due to the slope of the sidewalk and street;

Due to the condition of the existing street façade, the owner intends to remove and rebuild it to a more traditional, downtown historic appearance. According to design plans presented, the new street façade for the building will include the following finishes:

- Flamed quartz base with raised corners at each end, painted wood stile and rail panels and trim;
- CorTen steel panel insets to accent the corners and top portion of the facade;
- New aluminum window storefront system will be installed and recessed from the sidewalk to create a nook for exterior dining/gathering space;
- Exterior seating/dining;
- Light sconces;
- New signage

Board members discussed that although the existing blond brick is original, it is a non-contributing building to the district. Board members expressed they liked the design and utilizing various building materials. Board members expressed their preference of using new black brick to frame the exterior, instead of the originally proposed painted wood.

Justin Skogen stated that he is not opposed to utilizing new black brick. He also commented the steel panels set into the brick would be made of Cor Ten steel, a rust like color.

Board member Robbie Veurink noted that since the existing brick is in bad condition, that consideration for applying a stainless steel tie system so the brick can breathe, and that moisture does not collect behind the CorTen panels.

Board member Jennifer Dumke commented for this rehabilitation project that it would be ok to use various materials.

Board member Pam Merchant remarked the building will have a nice urban historical appeal. She inquired about the proposed exterior lighting and signage for the building.

The Van De Walle Architects representatives commented the "The Market" is a sign placeholder and the proposed two armature lamps would be used for overhead accent lighting, and that recessed can

lighting is proposed under the canopy area for the proposed outdoor seating area.

Justin Skogen mentioned that he would like to use gas lanterns placed on each end of the building front.

Vice Chairperson Rachael Meyerink commented the building appearance will look much better when completed.

Justin Skogen mentioned the proposed building design will provide a classic look that is cohesive with its surroundings, while adding new elements along the street frontage.

No public comments were received.

Member Lura Roti made a motion to approve the proposal, with the addition of utilizing new black brick veneer, and leaving the existing brick behind the proposed CorTen panels, so that it would not have an adverse effect on the Downtown Historic District.

Member Pam Merchant seconded the motion. The motion passed unanimously.

3. Other business:

A. Preservation Month Activities – Speakers and Locations

Diane deKoeper, staff liaison, mentioned that in keeping with the board’s mission to educate the public about historic preservation. There are three (3) workshops and a regional conference planned in May. The regional conference will be in Vermillion SD. Preservation Month Activities, including workshops and conference schedule and information are provided below.

May 2	6:30 – 8:30 pm	Residential Landscapes	Lance Meyerink, Groundwater - presenter
May 10	6:30 – 8:30 pm	Window Restoration	Ben Brunick - presenter
May 16	6:30 – 8:30 pm	Masonry Restoration	Gene Rollinger - presenter
May 17-18	Regional Conference in Vermillion SD (see link below for time and locations)		Ted Muenster, Vermillion HPC
		http://cchpc.org/event/missouri-valley-historic-preservation-conference/?instance_id=2	
May 19	3:00 – 5:00 pm	SF Historic Pub Crawl (location TBD)	Jenna Ackerman, SF Food Tours

Diane expressed her appreciation to Board members for their event planning efforts to recruit speakers and provide educational opportunities for citizens about preservation.

Board members also discussed future event promotions, education opportunities such as Mayor Awards for historic preservation, and expanding possible historic home tours – similar to Cathedral Historic District - within other historic districts such as All Saints and McKennan.

B. Secretary of Interior Standards Review

This agenda item was not discussed.

Adjournment – Motion to adjourn made by Pam Merchant. Seconded by Shelly Sjovold. With no further business, the Board of Historic Preservation meeting was adjourned at approximately 4:37 p.m.