



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

Regular Meeting Minutes for August 15, 2018

Members Present:

Josh Chilson
Rob Collins
Jennifer Dumke
Alex Halbach
Thomas Keller
Rachael Meyerink
Pam Merchant
Lynn Remmers
Lura Roti

Staff Present:

Diane deKoeyer, Urban Planner, BoHP Staff Liaison
Russ Sorenson, Urban Planner

Public in Attendance:

Vanessa Victor, Infrastructure Design Group
Chad Hanisch, Infrastructure Design Group
Troy Kogel, Kogel Archaeological Consulting Services, LLC
Dena Knutson, City of Sioux Falls, Public Works/Engineering
Cory Hjellming, Hjellming Construction
Aaron Anderson, 1602 South Fourth Avenue, Homeowner/Applicant
Dua Anderson, 1602 South Fourth Avenue, Homeowner/Applicant
Mona Woods, Neighbor, 1604 South Fourth Avenue
Matt Tobias, City of Sioux Falls, Neighborhood Services

Members Absent:

Shelly Sjovold

1. Call to Order and Quorum Determination

Chairperson Rachael Meyerink called the meeting to order at 4:01 p.m., welcomed Board members and guests, and gave introductory comments.

2. Welcome and Introductions

Chairperson Rachael Meyerink welcomed two new Board members (Lynn Remmers and Alex Halbach) to the Board of Historic Preservation. Board members introduced themselves and welcomed new members.

3. Approval of the July 11, 2018, Meeting Minutes

Chairperson Rachael Meyerink requested a motion to approve the July 11, 2018, meeting minutes. Member Tom Keller made the motion to approve the minutes as presented. Member Pam Merchant seconded the motion. The motion to approve the July 11, 2018, meeting minutes passed unanimously.

4. Public Input on Non-Agenda Items (five-minute period)

There was no public input received.

5. New Business

- A. 1602 South Fourth Avenue Aaron and Dua Anderson, Homeowners
McKenna Park Historic District Corey Hjellming, Contractor
(Board action required)

Corey Hjellming, Hjellming Construction, referenced the plan submittal and photograph exhibits and summarized the project. Mr. Hjellming stated the homeowners are requesting to raze the existing 18' x 20' – 14' height existing garage structure to build a new 30' x 25' – 18' 2" height garage. The tapered walls, roof edge, EIFS/stucco, and half round window of the new garage matches the existing garage and is complimentary to the home.

The owners are also requesting to add a new front door to the house at the center of the west elevation in replacement of three existing windows. A new sidewalk is also proposed to the new door location. Steps will be added at the new sidewalk where it meets the existing sidewalk parallel to South Fourth Avenue.

Member Rob Collins asked for clarification on the garage finish system. Mr. Hjellming stated the finish would be an EIFS system with a stucco trowel and color appearance to match the existing home.

Member Pam Merchant inquired if the garage is contributing to the district. Staff liaison Diane deKoeyer commented the register does not indicate if the garage is contributing. The homeowner and applicant, Aaron Anderson, commented that he did not know when the garage was built.

Member Pam Merchant remarked that in this case the tapered walls and roof edge for the new addition is not the same, but the garage is not contributing. She indicated that it's confusing when looking at the Secretary of the Interior's Standards for the treatment of historic properties, particularly #9, which states, "Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings."

Member Rob Collins commented that he is comfortable with the project as he reviews standard #6, "Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district."

Member Alex Halbach commented he appreciates the applicant wanting to use EIFS materials on the garage project vs. using other siding materials.

Corey Hjellming, Hjellming Construction, stated the owners are also requesting to add a new front door to the center of the west elevation in replacement of three existing windows. Mr. Hjellming indicated the original door structure on the north side of the house will remain. A new entrance door opening will be added to the west elevation of the house and match the width of the three windows, along with matching the color of the existing dark green window trim color on the house.

Mr. Hjellming presented an updated landscape plan that depicts the materials for the proposed one-step stoop and associated walkway toward South Fourth Avenue to be stone pavers. Steps will be added at the new sidewalk where it meets the existing sidewalk toward South Fourth Avenue.

Member Lynn Remmers commented the design appearance of the mullion door style should perhaps reflect a thinner mullion similar to the existing windows. The contractor mentioned the door would be custom-made and acknowledged her suggestion.

There were no public comments received on this item.

Board discussion ensued. Member Lura Roti mentioned the structure's west elevation (South Fourth Avenue) symmetry with the existing three sets of three windows would be disrupted with construction of a new door. She referenced the Secretary of the Interior's Standards #2, #5, and #9 for rehabilitation treatment of historic properties.

Member Rob Collins expressed that relative to the homeowner's requests and the reference of the Secretary of the Interior's Standards #2, #5, and #9, he suggested the historic character of the property is not being destroyed; the distinctive features, finishes, and craftsmanship that characterize the property are not all being taken away; and the project is complimentary to what is going on in the neighborhood, and the proposed new work differentiates from the old and would be compatible with the structure's historic architectural features and the district.

Member Pam Merchant commented that consideration has been given by the homeowners and contractor for an adaptive residential use from a duplex to a single-family residence. The project offers symmetrical design and a complimentary accent door and color for the residence.

Member Alex Halbach referenced the submittal plans and indicated that he is okay with the new garage project and the updated landscape plan shows symmetry; however, he would appreciate seeing drawing details for the proposed new door, thus the front door item was deferred.

Rachael Meyerink noted that windows are an important consideration to house character. She also agreed with the previous suggestion the design appearance of the mullion door style should perhaps reflect a thinner mullion.

Staff liaison Diane deKoeper affirmed to Board members that additional information may be requested from the applicant that describes and details the proposed mullion pattern for the new door and proposed landscaping materials for the stoop and walkway. Such information can be submitted and considered at a future meeting. The contractor acknowledged that additional information can be provided for the proposed custom door.

Member Rachael Meyerink commented since the proposed garage project would be acceptable for today, and that since it is not listed as contributing, that she is okay with razing the structure.

Member Tom Keller made a motion that razing the existing garage and building a new garage with modifications as proposed would not have an adverse effect on the McKennan Park Historic District.

Member Alex Halbach seconded the motion. The motion passed unanimously.

B. East Eighth Street Bridge,
Individually Listed National Register
(Board action required)

Vanessa Victor, Infrastructure Design Group, introduced other consulting TEAM members: Chad Hanisch, Infrastructure Design Group, and Troy Kogel, Kogel Archaeological Consulting Services, LLC, to the Board. Vanessa Victor referenced their historical document information submittal of the Eighth Street Bridge for the planned improvement project. The document information submittal includes original bridge plans; archeological report; 1970s bridge rehabilitation and street improvement plans; rehabilitation analysis, profile photographs, and proposed rehabilitation elements. Vanessa Victor summarized the project.

The Eighth Street arch bridge was constructed in 1912 utilizing reinforced concrete in bridge construction. The current bridge is known to be a Luten arch and constructed by N.M. Stark and Company. Bridge rehabilitation and street improvements were conducted during the 1970s. The bridge was listed on the National Register of Historic Places in 1993. A plaque on the corner of the bridge denotes it as being an “Engineering Masterpiece” at the time of its construction.

Recently, the structure has been showing deterioration associated with its age. In-depth bridge inspections and core and chemical analyses have been conducted to document deterioration and identify concerns.

Findings include bridge replacement (prestressed girder bridge with precast panels simulating an arch)—\$12.5M estimated cost.

Bridge rehabilitation is a viable option for extending the life of the Eighth Street arch. Two rehabilitation technique options are under consideration. One rehabilitation option involves concrete repairs and shotcrete—\$3.2M estimated cost. Rehabilitation option 2 includes concrete repairs and fiberglass-reinforced polymer (FRP) wrapping—\$4.1M estimated cost. Both rehabilitation options provide for a smooth, uniform finish and address the needed concrete repairs. Both options for rehabilitation will provide a design life of 75 years, which is today’s design standard. Precast panels can be encased on the sides of the bridge. Rehabilitation will provide a savings of nearly \$9M in initial construction costs.

Board member Alex Halbach inquired about the pier nosing bridge components. Vanessa Victor explained those features would be cut off and recast.

Vanessa Victor explained next steps in the process include monitoring the conditions of the bridge to ensure public safety; continuing with design to highlight historical elements of the bridge and capitalize on modern construction techniques; conducting community outreach including seeking input on aesthetics of the rehabilitated area from the public and various citizen boards including Board of Historic Preservation, Visual Arts Commission, Parks and Recreation Board, Downtown Sioux Falls, etc.; construction is tentatively scheduled for bid package release in 2019 and construction in 2020.

An illustration of potential bridge lighting examples was presented to the Board members. Member Tom Keller commented that subtle lighting, rather than design light decorative images, be encouraged with highlighting the historic elements and beauty of the bridge. Several Board members agreed with Tom Keller's recommendation about utilizing subtle lighting.

Member Alex Halbach mentioned for abutting the side bridge panel materials together at the top, under the railing system, that a "keystone" design element be considered, instead of inserting a vertical panel element.

Several Board members expressed that after the community outreach process with the public and various citizen boards is completed, the Board of Historic Preservation be given another opportunity at a future Board meeting to receive a project update and to review the project design. The consultant TEAM acknowledged the Board's request.

There were no public comments received on this item.

Member Tom Keller made the motion the proposed bridge rehabilitation plan as presented will not have an adverse effect on the East Eighth Street Bridge. Member Lura Roti seconded the motion. The motion passed unanimously.

6. Other Business

Diane deKoeyer reminded Board members of the City Council meeting next Tuesday, August 21, where the properties at Dakota Avenue and 19th Street in the Sherman Historic District would be decided if they could be razed.

Adjournment

With no further business, the Board of Historic Preservation meeting was adjourned at approximately 5:14 p.m.