



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

Special Meeting Minutes for June 15, 2016

4:00 p.m.

Planning Conference Room, City Hall

Members Present:

Gary Conradi
Jennifer Dumke
Dixie Hieb
Tom Keller
Cindy Konda
Lura Roti
Shelly Sjovold

Members Absent:

Josh Chilson
Rachael Meyerink
Robbie Veurink

Staff Present:

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

Public in Attendance:

Aaron Skonhovd
Greg Neitzert
Theresa Stehly
Rebecca Dunn
Nancy Tapken
Dan Mayer
Porter Williams
Gail Rogers
Peter Gilbertson
Mary Glenski
Robert Kolbe
Sam Tastad
Bruce Danielson
Scott Ehrisman
Tory Miedema – City of Sioux Falls Parks & Recreation
Chad Kucker – Confluence

Call to order – Chairperson Dixie Hieb called the meeting to order at 4:03 p.m., welcomed guests, and gave introductory comments, including review of the Secretary of the Interior's Standards.

Chairperson Dixie Hieb requested agenda item 1.B., Parkway Apartments – new siding reconsideration, be heard and considered first on the meeting agenda. Hearing no objections, the chairperson moved agenda item 1.B. Parkway Apartments to the beginning of the meeting agenda.

1. New Business:

- B. Parkway Apartments – new siding reconsideration Dixie
754 S. Phillips Ave., All Saints Historic District
(Board action required)

Dixie reviewed the request for replacement of the cedar shake siding with the LP siding. It was noted the apartment building was constructed in the 1970's and is non-contributing to the All Saints Historic District. Neither the contractor nor the owner obtained a building permit or approval from the Board of Historic Preservation prior to beginning work on the apartment building. At the Board's June 8, 2016 meeting the Board unanimously approved a motion to reject the residing project because it would have an adverse effect on the All Saints Historic District.

Dixie provided information that she had received from Liz Almlie with the South Dakota State Historic Preservation Office regarding this agenda item. Dixie understood that the new material on the apartment building could be a factor in denying the request to reside the building from the applicant.

Board Member Cindy Konda made a motion to reconsider the siding project for the subject property. The motion was seconded by Board Member Gary Conradi.

Board discussion ensued. Board Member Lura Roti expressed the new siding being proposed is not consistent with the neighborhood and does not match the other historic properties within the district.

Board Member Tom Keller commented the proposed new siding is wider/thicker horizontal style than other existing residential siding in the area. The new siding should match other residential siding.

There was no further public input received.

The motion was to reconsider the new siding project for 754 S Phillips Avenue failed, unanimously.

Additional Staff information following the board meeting, June 16, 2016

Diane spoke with Liz Almlie with SHPO to further clarify the issue of the new material on the apartment building in lieu of the existing cedar shakes. Liz referred the question to Kate Nelson and Kate responded "that since the apartment building is a non-contributing resource in the historic district and the project is limited to replacement of siding, it is our opinion that the project would not encroach upon, damage or destroy historic property". Kate provided the attached letter. Following the receipt of the letter, the contractor was issued a building permit to continue work.

- A. Terrace Park Quartzite Steps - reconsideration Tory Miedema, Parks & Rec
Individual Listing on Nat'l. Register of Historic Places Chad Kucker, Confluence
(Board action required)

Applicant, Tory Miedema, City of Sioux Falls Parks & Recreation, and city consultant, Chad Kucker, Confluence, were present and referenced the application information packet and design concept on the big screen in the meeting room. Tory Miedema explained that since the last Board meeting city staff met with five Terrace Park neighbors at the park site on Friday, June 10, 2016. The meeting purpose

was to review an alternative pathway design option to save as much of the quartzite stone pathways as possible in the first phase of the Terrace Park improvement project.

The first phase of Terrace Park walkway improvements, is generally located in the southeast corner of the upper level, near the 4th Street and Grange Avenue intersection. The proposal is to provide new ADA accessible interior concrete walks from 4th Street to the existing picnic shelter and playground areas. Some existing pathways have irregular size stones and their height varies causing access difficulties for persons with disabilities, and those persons pushing infant strollers.

Some new walks will be lined with salvaged quartzite paving stone edges to help preserve the park's historic character and other existing quartzite stone walkways will be removed and replaced with concrete. Other park entrance improvements include construction of signage and a park identification feature at 4th Street and Grange Avenue, and a quartzite centennial monument with engraved text documenting park history.

It was noted that in 2020 and in 2021, larger park improvement projects include removal of the stone steps, and replaced with new concrete steps and hand rails. Tory Miedema stated the proposed initial project follows the 2014 Terrace Park Master Plan. Prior to adoption, the master plan was presented to the neighborhood on three occasions in 2014, reviewed with SHPO and reviewed by the city's ADA Review Board in 2014.

Tory Miedema mentioned this initial project is being done to begin implementation of the master plan, maintain the historic significance of the park, and provide ADA accessibility and connectivity to various park amenities. It was also noted the city and neighborhood will be celebrating Terrace Park's Centennial this summer.

Chairperson, Dixie Hieb, inquired if Parks & Rec have reexamined retaining as much of the stone pathway and yet achieve ADA accessibility. Tory Miedema explained the revised exhibits presented, depict the first phase work to include a new north – south concrete sidewalk would extend from West 4th Street to the existing playground area. The existing diagonal stone pathway from 4th Street to the picnic shelter would now remain. Depending upon the necessary grading to meet ADA compliance, a portion of the existing curved stone pathway from 4th Street and extending to the northwest toward the existing picnic shelter would also remain. How much of the existing stone pathway to remain would be determined during site grading for the first phase. Parks staff would revisit the Master Plan in 2019 and the Terrace Park neighborhood, prior to any other phased work being done in the park.

Chad Kucker mentioned the grade for the new north – south concrete sidewalk is approximately 1 ½ feet lower at the north end near the picnic shelter but a five (5) percent running slope would be maintained to achieve the necessary pedestrian accessibility in that park area.

Board Member, Lura Roti, voiced that she is glad that Parks & Rec will come back to the Preservation Board and Terrace Park neighborhood in 2019 for the remaining phases for park improvements, including stone pathways and steps.

There were no other comments expressed by Board Members.

Chairperson, Dixie Hieb, invited anyone from the public to come forward and provide comments.

Nancy Tapken, neighborhood resident and President of the Terrace Park Neighborhood Association, acknowledged that since the last Historic Board of Preservation meeting that five (5) neighbors met with Parks & Rec staff and other city staff representatives to review an alternative pathway design option for Phase I of the Terrace Park Improvement project to save as much of the quartzite stone pathways as possible. Nancy Tapken stated that although they agreed at the onsite meeting, it is not what the neighborhood wants. She stated that revisiting the Master Plan and Phase I park improvements later on makes the neighborhood nervous. They want to keep the existing stone pathways. Nancy Tapken encouraged Parks and Rec staff, and the project consultant, to continue working on keeping the quartzite stones within Terrace Park. She referenced a recent Argus Leader poll taken that showed 86 percent of the responders want to keep the quartzite stones at Terrace Park. Nancy Tapken stated that Terrace Park can be a historic signature for historic preservation.

Theresa Stehly inquired about the Terrace Park Master Plan's 2014 approval process. Tory Miedema, Parks & Rec Development Specialist, responded that prior to 2014 adoption of the Terrace Park Master Plan, several press releases were done, approximately 500 postcards were sent to Terrace Park neighbors, and the Master Plan was presented to the neighborhood on three meeting occasions, reviewed with SHPO and the city's ADA Review Board in 2014.

Rebecca Dunn stated she strongly supports not removing the quartzite stones from Terrace Park. She commented the park's charm is the meandering stone pathways and that the existing alleyway behind her house is the only stone alley within the city that remains. She encouraged the city to hire the right stone masons to repair the stone pathways within Terrace Park.

Mary Glenski urged keeping the stone pathways as Terrace Park is used by persons living within the historic district.

Porter Williams commented that he was the stone mason that restored the stones for up the 6th Street hill and the alleyway that was previously referenced by Rebecca Dunn. Porter Williams noted the stone pathways are the only historical thing left in the upper level of Terrace Park and that removing the stone pathways would certainly destroy the integrity of the park. He stated that historic stone pathways can coexist with ADA access provisions.

Scott Ehrisman expressed Terrace Park stone pathways have been there for 85 years and that tearing all or part of the stone pathways out would have an adverse effect on the park. He urged the Terrace Park plan be reworked. Scott Ehrisman remarked that change orders are a part of the construction process and this project should be no different.

Chairperson, Dixie Hieb, asked if there was anyone from the public that was in favor of removing the quartzite stone pathways.

Chad Kucker, Confluence, emphasized the revised stone pathway plan for the first phase of the project reflects the goals of Terrace Park accessibility, maintenance and aesthetics.

Peter Gilbertson expressed the accessibility and connectivity is important between the upper level of the

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park and the Japanese Gardens below. He stated he was in favor of the park's proposed 4th Street entrance improvements.

Bruce Danielson commented that he attended the Friday, June 10th meeting between Parks & Rec and the Terrace Park neighbors and saw some compromise to improve the 4th Street park entrance and to maintain as much of the existing curve stone pathway as possible. He questioned the reason for having a new straight "B-line" concrete walkway to get through the park. He expressed that Terrace Park is the city's last real treasure of stone work pathways and urged their preservation.

Robert Kolbe commented that Sioux Falls has several parks and each has their own temperament and uniqueness. He urged the Board to protect the park's history and provide adequate access.

There was no further public input received.

Board member Lura Roti mentioned it is important to make sure the project does not have an adverse effect on the park's historic nature.

Board Member Tom Keller commented ADA compliance from the east entrance from 4th Street exists and that it is essential to preserve the temporal nature of the park and celebrate its history. He urged Parks to start over on the plan. He expressed that he wants to make sure project plan is done right, in the best way possible and that he is not going to go ahead with this until I see something that doesn't harm that park.

Chairperson Dixie Hieb, commented that it seems inconsistent to celebrate the history of the park by removing its historic features.

There was no further Board discussion.

Board Member Tom Keller made a motion the amended plan will have an adverse effect on Terrace Park.

Board Member Lura Roti seconded the motion.

The motion passed unanimously, as the amended plan, would have an adverse effect on the park.

Adjournment - A motion to adjourn the Board of Historic Preservation special meeting was made by Board Member Tom Keller and seconded by Board Member Gary Conradi. The motion passed unanimously. The meeting adjourned at approximately 4:54 p.m.

The next regular meeting of the Board of Historic Preservation will be on July 13, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.