

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 11, 2017

Members Present:

Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilson
Rob Collins
Jennifer Dumke
Rachael Meyerink
Lura Roti

Members Absent:

Robbie Veurink
Gary Conradi
Cindy Konda

Public in Attendance:

John Stratman, Citizen
Brian Durgin, RHRA Architects
Chad Brink, Dakota Drafting
Rich Jensen, Altus
Kevin Nyberg, Nyberg's ACE
Lee Van De Walle, Citizen
Kris Kimber, 1600 S 4th Ave.
Amy Kimber, 1600 S 4th Ave.
Brad Weber, Weber Construction

Staff Present:

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

Call to order – Vice Chairperson Shelly Sjovold called the meeting to order at 4:01 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the December 14, 2016, Meeting Minutes

Vice Chairperson, Shelly Sjovold, requested a motion to approve the December 14, 2016 meeting minutes. Member Rob Collins made the motion to approve the meeting minutes. Member Rachael Meyerink seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:

Vice Chairperson, Shelly Sjovold, 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.

Members, Tom Keller, and Jennifer Dumke, arrived at the meeting.

Vice Chairperson, Shelly Sjovold, relinquished the Chairperson duties to Tom Keller.

(over)

3. New Business:

- A. Blarney Stone Irish Pub, Downtown Historic District
329-337 S. Phillips Ave.
(Board action required)

Brian Durgin, RHRA Architects

Brian Durgin, RHRA Architects, introduced himself as the project architect for the proposed Blarney Stone Pub located at 329-337 S. Phillips Avenue. Matt and Kelly Geiger, owners of Blarney Stone Pub in Bismark and Fargo ND are proposing to open the same pub at the above noted address formerly occupied by Touch of Europe, Shues, and Mi Tierra Mexican Restaurant. The building was historically known as the Nickel Plate Restaurant and the signage located on the top of the main façade was considered notable at the time of the nomination to the NPS. The signage for the Nickel Plate no longer exists on the building. The building is one-story with a light orange colored brick.

Mr. Durgin explained this item was deferred by the Board at their December 14, 2016 meeting in order to allow the applicant to explore matching replacement brick for those that are damaged from various anchoring systems, in lieu of replacement of all the material. Mr. Durgin mentioned the submitted renderings indicate the existing (light orange) brick will remain, and that the damaged brick will be replaced with similar brick and mortar that is consistent with the existing building.

The east façade will have expanded storefronts and a main entrance. Towards the middle of the façade, the applicant is proposing sectional overhead doors that will be extended down to the finish floor to “open” the restaurant to the exterior. A wrought iron fence will be erected to serve as a barrier. This will limit pedestrian access into the building, when the overhead doors are seasonally open. At the base of the windows on the east façade at the south corner, the existing stacked bond red brick is proposed to be replaced with painted wood paneling. On the south façade, east corner, the existing stacked bond red brick will be removed and replaced with painted wood paneling.

The new aluminum windows will replace existing windows with the same opening width. Although one building, three storefronts exist and the new owners would like to tie it all together with a consistent aesthetic.

Three building entrances include: one recessed service entrance proposed at the southwest corner of the south building wall; one recessed vestibule main entrance located in the middle of the east building façade; and one recessed emergency exit, with painted wood paneling is proposed along the northeast corner of the east building façade.

Member, Rob Collins, mentioned it is important to have any brick repairs and mortar blend in and match existing building materials. He also suggested that for the recessed service entrance at the southwest corner of the building to transition with a brick wall to the painted wood paneling. The applicant acknowledged the suggestion.

No other public comments were received.

Chairperson, Tom Keller, commented that it is important to maintain the mid-century brick materials and mortar.

Member, Shelly Sjovold, made a motion to approve the request as the plan submittal presented satisfactorily addresses the standards for rehabilitation, particularly #2 and #6 – noted below - by using new building materials to match the existing brick and mortar.

2. *The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of mission features shall be substantiated by documentary, physical, or pictorial evidence.*

Member, Rob Collins, seconded the motion. The motion to approve passed unanimously.

- B. Sid's Crown Liquor, Individually Listed on the NR Kevin Nyberg, Nyberg's ACE
330 S. 1st Ave.
(Board action required)

Applicant, Kevin Nyberg, Nyberg's ACE, commented that he has been looking for a downtown location and is pursuing the purchase of the subject buildings. Mr. Nyberg explained he is very excited about adding a 5,700 SF Nyberg's Ace downtown convenient hardware store in the historic Texaco and Sid's locations. As downtown Sioux Falls continues to grow, there is a need for a hardware store that caters to downtown residents, employees and businesses. Mr. Nyberg explained that Ace was founded in 1929, the same year the building was constructed. He emphasized the exterior of the building will be largely left intact. Mr. Nyberg commented the interior portion of the building really will highlight the historical value of the property than its current condition. The ceilings in both buildings will be exposed to beautiful wooden trusses. The concrete floor will remain as is and polished. The garage doors from the old gas station will remain in place and the hydraulic hoists will remain in the basement.

Mr. Nyberg referenced the plan submittal to the Board and mentioned that some exterior site modifications include new asphalt paving of the parking lot and striping. Addition of a dumpster enclosure at the northeast corner of the parking lot. A raised curb in front of the south garage doors to prevent cars from backing up into the building and to provide safe handicap/pedestrian access from the east parking stalls. Building windows will be replaced on the west façade of the north building with all aluminum framing and insulated glass (one wood window, plate glass and anodized aluminum exists). Framing will be green to match the Texaco building on the south. New signage will replace the existing Sid's signage. Signage will be located at the brick inset that exists on the north building.

Chad Brink, representing Dakota Drafting, and Rich Jensen, Altus, provided background information about planned door and window replacements for the project.

No other public comments were received.

(over)

Chairperson, Tom Keller, remarked that for this application submittal, that very little is being done to the building exterior.

Member, Rob Collins, commented the applicant is being sensitive to the building and that any masonry repairs will match the existing brick and mortar colors.

Member, Rachael Meyerink, made a motion to approve the request as the plan submittal as presented, satisfactorily addresses the standards for rehabilitation, and will not have an adverse effect on the individual historic building located at 330 S 1st Avenue.

Member, Shelly Sjovold, seconded the motion. The motion to approve passed unanimously.

- C. Harms Motor Car Company, Downtown Historic District Rich Jensen, Altus
104 W. 12th St.
(Board action required)

Applicant, Rich Jensen, Altus, commented that building was built in 1920 and the exterior walls have been covered with stucco and the building's south windows were replaced by previous owners in 1994. New work to the building exterior is to bring the building facades more in line with the historic character of the building. New work includes: removing the existing stucco in its entirety. Tuckpoint and replace brick as needed - mortar to be repaired as necessary, damaged brick to be replaced with brick having the same vintage, rake and color (brick from Copper Lounge that came down in December matches this building and the owner was able to retrieve some brick for use here); new windows to include aluminum clad wood frame, entrance doors to be provided; and removal of existing exterior finish and prep for new stucco. There will be little changes to the building signage.

All interior walls to be removed. Interior surfaces of perimeter walls to be cleared. No drywall will be re-applied to the exterior walls which will be left exposed. Mr. Jensen, mentioned that he has spoken with State Historic representatives and the proposed project plans are deemed acceptable to them.

See attached Part I & II Historic Preservation Certification Application Evaluation of Significance for more detailed information submitted by applicant.

No other public comments were received.

Member Lura Roti made a motion to approve the request, as the plan submittal presented, satisfactorily addresses the standards for rehabilitation, and will not have an adverse effect on the Downtown Historic District.

Member Rob Collins seconded the motion. The motion to approve passed unanimously.

- D. Kimber Residence, McKennan Park Historic District Kris & Amy Kimber, Homeowners
1600 S. 4th Ave. Brad Weber, Contractor
(Board action required)

Member Lura Roti excused herself from the meeting for this agenda item.

Previously at the Board's August 10, 2016 Meeting, members unanimously approved, the applicant's house renovation project to include: removing the existing garage and constructing a new garage with a second story above; adding to the north side of the existing home (all floors), except for the outdoor front porch addition and French door.

At this time, Brad Weber, contractor, and homeowners, Kris & Amy Kimber, requested for the Board's consideration to allow an addition to the front of the residence. The residence was constructed in 1916 and is considered as contributing to the McKennan Park Historic District. The owner purchased the home in 2013. The residence is two-and-a-half stories in height. This stuccoed, gable-roofed structure has a large gable dormer projection on its main façade. The lines of the dormer are reflected in the projecting, gabled porch. The building has slightly asymmetrical massing, with an off-center entrance, and projecting bays and wings. This irregular massing, combined with the stucco finish and the suggestion of half timbering in the dormer, gives the building Tudor Revival character.

Board members examined the applicant's drawings and photographs provided. The applicant's contractor described the proposed front porch addition to the house and replacing the existing windows under the new covered front porch area with a French door; and replacing the front entry door. The porch floor and steps are concrete, with stucco on the walls at the porch floor. The columns are proposed to be covered with stucco along with the header to support the roof. The roof over the sitting area is a flat roof with overhangs consistent with the original house. The roof over the entry way part of the porch is an extension of the original roof.

Member, Rob Collins, inquired if the proposed porch addition meets the 25' front yard setback requirement. Brad Weber, contractor responded yes, as there is a 35' front yard setback. Member Collins commented the proposed porch project would not have an adverse effect on the historic district if there were some further design enhancements depicting: accent relief on the porch columns; a slight arch with flattened point above the entryway; and the alignment of the fascia board for the sloped porch blend into the structure's south wall fascia board. Member Collins noted that such entryway and porch enhancements would fit into the character of the neighborhood and would be a nice addition to the house.

Chairperson, Tom Keller, remarked this new plan submittal depicts the proposed porch addition not covering up the front of the building as it was presented in August with a sloped roof, and still remains functional.

Member Rachael Meyerink commented that changing out the front windows for a French door would not have an adverse effect.

(over)

The applicant inquired if having a light fixture hanging from the ceiling under the front entryway would be allowed. Board members expressed no objection to installation of such a light fixture.

No other public comments were received.

Member Rob Collins noted the request would not have an adverse effect on the historic district subject to the caveat of providing further design enhancements depicting: accent relief on the porch columns; a slight arch with flattened point above the entryway; and the alignment of the fascia board for the sloped porch blend into the structure's south wall fascia board.

Member Josh Chilson seconded the motion. The motion to approve passed unanimously.

Member Lura Roti returned to the meeting.

4. Other Business:

A. A Year in Review, 2016 Accomplishments

(Board information only)

Diane deKoeper, Board Liaison, presented a summary document titled, "A Year in Review", that depicts the Board's 2016 accomplishments. It was noted that only two items (moving the "100 year built line" forward, and sponsoring mini "how to" preservation workshops) were not completed. These two items will be included into the Board's goals for 2017. 2017 goal discussion will be held at the Board's February 2017 meeting.

B. 2016 BOHP Activity Summary

(Board information only)

Diane deKoeper, Board Liaison, presented a document titled, "2016 BOHP Activity Summary" that highlights the Board's 2016 actions, events, and activities.

C. Updated Schedule of Meetings for 2017

(Board information only)

Diane deKoeper, Board Liaison, presented the 2017 meeting schedule to Board members.

D. Board members expressed interest in educating local realtors about the residential historic districts so potential homebuyers understand what it means to live in a historic district. Board member Jennifer Dumke also suggested that it could be noted in the disclosure of a home purchase regarding the historic district or individual listing of a property.

Board members expressed their sincere appreciation to city staff for their efforts to promote the use and conservation of historic properties for the education, inspiration, and enrichment of the citizens of Sioux Falls. Historic Preservation Month is during the month of May.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Josh Chilson, and seconded by board member Rob Collins. The motion passed unanimously. The meeting adjourned at approximately 5:22 p.m.

The next meeting of the Board of Historic Preservation will be on February 8, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.