



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

Meeting Minutes for June 8, 2016

Members Present:

Josh Chilson
Gary Conradi
Jennifer Dumke
Dixie Hieb
Tom Keller
Cindy Konda
Rachael Meyerink
Lura Roti
Shelly Sjovold
Robbie Veurink

Public in Attendance:

John Swedeen – State Theatre Co.
Stacey Newcomb – State Theatre Co
Nancy Tapken – Terrace Park Neighborhood Association President
Sally Tapken – Terrace Park Neighborhood Association
Aaron Skonhovd – Terrace Park Neighborhood Association
Lori Paulson - Terrace Park Neighborhood Association
Peter Gilbertson - Terrace Park Neighborhood Association
Tory Miedema – City of Sioux Falls Parks & Recreation
Jon Jacobson – Confluence
Jason Baker - Lloyd Co.

Members Absent:

None

Staff Present:

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

Call to order – Chairperson Dixie Hieb called the meeting to order at 4:00 p.m., welcomed guests, and gave introductory comments.

- Welcome New Board Members, Lura Roti and Josh Chilson** Diane
Chairperson, Dixie Hieb, along with other board members and city staff, welcomed two new board members, Lura Roti and Josh Chilson, to the Sioux Falls Board of Historic Preservation.
- Approval of the May 11, 2016, Meeting Minutes** Dixie
Chairperson, Dixie Hieb, requested a motion to approve the May 11, 2016 meeting minutes. Member Tom Keller made the motion to approve the meeting minutes. Member Shelly Sjovold seconded the motion. The motion passed unanimously.
- Public input on non-agenda items:** Dixie
There was no public input received.

(over)

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, reviewed with SHPO via conference call on October 20, 2014, and reviewed by the city's ADA Review Board in 2014.

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 and look at prudent ways to utilize city's CIP funding for the project. It was also noted the city and neighborhood will be celebrating Terrace Park's Centennial this summer.

Board Member Robbie Veurink asked if the walkway would be plain concrete or stamped concrete. Tory Miedema responded the walkway would be plain concrete. Tory Miedema also commented that in 2014, although not everyone in the neighborhood was for or against the Terrace Park Master Plan, the Master Plan was adopted by the City Of Sioux Falls, and the State Historical Agency. Now that plan implementation is beginning, with this initial project, a few neighbors want to change the master plan.

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

Nancy Tapken, third generation neighborhood resident and President of the Terrace Park Neighborhood Association, commented that she has lived in the neighborhood for 51 years. She expressed opposition to removing the existing historic stone walkways. She indicated an entrance exists approximately 130 feet from the 4th Street and Grange intersection that is in good condition. She mentioned that not every entrance to the park needs to be accessible.

Ms. Tapken provided a handout to the Board members and referenced several other city park entrances and facilities that are not handicap accessible. She stated the upper level of Terrace Park is currently accessible from 4th Street, to the shelter and parking areas. She emphasized that it was important to consider minimizing the proposed walkway changes to maintain the historic characteristics of the park.

Ms. Tapken also questioned why there seems to be a disparity toward overall park maintenance and accessibility when comparing Terrace Park with other city parks and facilities.

Ms. Tapken mentioned the scope of Terrace Park history signals that extreme care is needed and that the several historical features that the park offers need to remain. She also stated there are several funding sources that need to be explored to preserve the historic park with rehabilitation efforts and not with destruction to the park.

Dr. Aaron Skonhovd commented that he is a Terrace Park Neighbor that resides across 4th Street from the park. He and his dog frequent the park daily and feel it is accessible to the public and for those that use the existing stone pathways. He mentioned he lives in the neighborhood because of its historic significance and features, including the stone pathways and steps.

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Sally Tapken, commented that she has been a Terrace Park Neighborhood resident for over 47 years and lives across the street from the park. Ms. Tapken stated that in recognition of the park's historical significance in our city, last year, on September 1, 2015, Terrace Park was listed on the National Register of Historic Places. Ms. Tapken indicated the Terrace Park Neighborhood is very proud of this designation. As such, the park seems to have been neglected in terms of maintenance of the historic features, including the walkways, and steps, compared with other historic parks within the city. She referenced the neighborhood's handout. Ms. Tapken emphasized there needs to be "equality for history" within our city parks and estimated that only 25 percent of the existing pathways within the park are made of quartzite stones.

Lori Paulson, a Terrace Park Neighborhood resident for over 40 years, commented that she appreciates the park's history and stone steps and walkway features. She reminded the Board that Terrace Park is celebrating its Centennial this summer and the terraces were constructed in the 1930's.

There was no further public input received.

Board Member Lura Roti stated that although it appears the stone pathways and steps in this area of the park have been neglected, tearing them out, would have a negative impact on the historic character of the park and that Parks need to go back to the drawing board. She questioned if there was neglect of the pathways because of the anticipated future park improvements.

Board Member Gary Conradi commented that passionate voices from the Terrace Park neighborhood have been heard and that other alternatives to preserve more of this park's history need to be considered.

Board Member Cindy Konda agreed and felt there is room for compromise. She suggested that access alternatives be reviewed and reworked and urged that this park's history needs to be maintained.

Board Member Tom Keller expressed finding a compromise to provide an ADA pathway through the park and still keep the stone pathways accessible, and keep as much quartzite as possible to preserve this park's history.

Chairperson Dixie Hieb expressed that for some of the existing paths she could not walk on and didn't care that she can't get to them. Some of this is so unique to the history of the park. The question to consider is does this project have an adverse effect?

Board Member Tom Keller made a motion the Terrace Park project, as proposed today, would have an adverse effect on the park and its history.

Board Member Lura Roti asked for clarification that the motion means the proposal is not approved. Board Member Tom Keller replied, yes, the project would not be approved with the motion.

Board member Lura Roti seconded the motion.

The motion passed 9-1 (Board Member Robbie Veurink) as the Terrace Park project plans, as proposed today, would have an adverse effect on the park and its history.

Board Member Rachael Meyerink returned to the Board's table.

- D. Parkway Apartments – residing Jason Baker, Lloyd Co's.
All Saints Historic District
(Board action required)

The applicant, Jason Baker with Lloyd Co's., reported that the owner, Joel Dekkers is requesting replacement of the cedar shake siding with the LP siding. LP siding is a laminated plywood that is resistant to termites and weather damage.

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.

Board Member Lura Roti stated the new siding is not consistent with the neighborhood.

Board Member Jennifer Dumke commented that a more narrow style horizontal siding might be more consistent with other homes in the area.

There was no further public input received.

Board Member Rachael Meyerink made a motion that the LP siding that is proposed for the building would have an adverse effect on the All Saints Historic District. The motion was seconded by Board Member Lura Roti. The motion was unanimously approved to reject the residing project because it would have an adverse effect on the All Saints Historic District.

5. Other Business:

- A. Historic Preservation Month Activities Diane
This agenda item was deferred until the Board's July 2016 meeting.
- B. Phillips Avenue Walking Tour Brochure Discussion Diane
Board Member Jennifer Dumke acknowledged that she is in receipt of the text for the brochures for review.
- C. Board Officer Election Diane
Chairperson -
Board Chairperson, Dixie Hieb, asked Board Member Gary Conradi if he would consider serving as the new chairperson of the Board. Board Member Gary Conradi respectfully declined to serve as Board Chairperson.

Board Member Tom Keller made a motion to re-elect Board Member Dixie Hieb for a second year as chairperson. Board Member Cindy Konda seconded the motion. The motion passed unanimously.

