



**DRAFT 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 April 12, 2017

**Members Present:**

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

**Members Absent:**

None

**Public in Attendance:**

Stephen Jackson, New BoHP Member  
Jeff Boldt, Sayre Assoc.  
Kyle Raph, Co-Op Architects  
Dan Brendteo, Brendteo Law Firm  
Roger Risty, Citizen  
Matt Althoff, Catholic Diocese of Sioux Falls

**Staff Present:**

Diane deKoeper, Board Liaison, Urban Planner  
Russ Sorenson, Urban Planner  
Kathy Rustwick, Graphic Design Specialist

**Call to order** –Chairperson Tom Keller called the meeting to order at 4:03 p.m., welcomed board members and guests, and gave introductory comments.

**1. Introduction of new Board member, Stephen Jackson**

Chairperson Tom Keller recognized and welcomed Mr. Stephen Jackson, a new board member. Mr. Jackson expressed his appreciation and enthusiasm to serve on the city's Board of Historic Preservation. Mr. Jackson mentioned that he is a Professor of History at the University of Sioux Falls. The other Board members introduced themselves. Chairperson Tom Keller stated that Mr. Jackson will be an official voting board member at the Board's May 2017 meeting.

**2. Approval of the March 8, 2017, Meeting Minutes**

Chairperson, Tom Keller, requested a motion to approve the March 8, 2017 meeting minutes. Member Josh Chilson made the motion to approve the meeting minutes. Member Lura Roti seconded the motion. The motion passed unanimously.

**3. Public input on non-agenda items:**

Chairperson, Tom Keller, 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.

(over)

**4. New Business:**

- A. 408 W. 22<sup>nd</sup> St., Sherman Historic District  
(*Board action required*)

Jeff Boldt, Sayre Assoc.

Applicant, Mr. Dan Brendtro, Brendtro Law Firm, and Mr. Jeff Boldt, Sayre & Associates presented this application item to the Board.

Mr. Brendtro referenced the site plan and photographs provided in the Board's information packet. He stated he purchased the subject vacant lot, and the Dakota Professional Building property, in 2016. Mr. Brendtro noted there was a single family structure on the subject property that burned down. The small lot has remained vacant since, and is considered as non-contributing to the historic district. Mr. Brendtro explained his intentions are to rehab the adjacent Dakota Professional Building (built in 1956), and rename the building to the Sherman Building and relocate his law business there. Mr. Brendtro said he would like to redevelop the existing vacant lot which is located within the Sherman Historic District to unify the entire property by providing driveway access from 22<sup>nd</sup> Street, and more usable site parking (10 spaces) for the renovated building; and providing an enhanced landscape buffer for the residential neighbors to the east. Mr. Brendtro also commented that he would need to go through the city's rezoning process of the property as well.

Staff liaison, Diane deKoeper, commented the Secretary of Interior Standards for New Construction apply to the development of the subject property. The Board needs to determine if the redevelopment of the vacant lot for driveway access, surface parking, and landscape buffering would or would not have an adverse effect on the historic district.

Board member, Lura Roti, mentioned it would be difficult to build a house on the small lot in the future. She complimented the applicant for recognizing the Sherman Historic District in his proposed building rehab and renaming plans.

Board member, Rachael Meyerink, expressed appreciation to the applicant for considering and proposing enhanced landscape buffering for the neighbors to the east.

Chairperson, Tom Keller, asked if anyone from the audience would like to comment on the application request.

Mr. Roger Risty, adjacent business owner, remarked that he had spoken with the applicant about the redevelopment plan for the subject property. Mr. Risty commented that although a granite wall was torn down some time ago, a granite corner post remains at the southwest corner of the subject property. Mr. Risty mentioned that as part of his support for the redevelopment plan that he would like to have the existing granite corner post remain undisturbed. The applicant, Mr. Dan Brendtro, acknowledged Mr. Risty's comment.

Chairperson, Tom Keller inquired about the city's standards relative to the subsequent rezoning process and compliance with city buffer yard provisions.

Diane deKoeper, responded that depending upon the Board's action, if approved, the applicant would then need to proceed with the city's rezoning process. Compliance with the city's bufferyard standards would be required as well.

Mr. Brendtro also mentioned that if the city does not allow the 22nd Street curb cut to be relocated from the east to the west property line, that an existing street light pole and planned landscaping area would need to be relocated and redesigned.

Board member Rachael Meyerink commented the applicant's plan for redevelopment of the subject property is a good use, and a nice fit in this neighborhood. She also noted that it is unlikely that someone would be interested in building a house on the property adjacent to commercial.

Board member Rob Collins asked the applicant about the construction timeframe, building tenants, and the plan for the other associated parking areas for the proposed Sherman Building. Applicant, Dan Brendtro, responded the construction schedule is 6-8 months, and that he currently has three (3) tenants. He plans to resurface the entire parking lot area and restripe the spaces.

There were no additional public comments expressed at this meeting.

Board member, Jennifer Dumke, made a motion that as presented, the applicant's plan for redevelopment at 408 W. 22<sup>nd</sup> Street, would not have an adverse effect on the Sherman Historic District, provided it meets city landscape buffer requirements. Board member, Gary Conradi, seconded the motion. The motion passed unanimously.

B. 707 W 4<sup>th</sup> St., Cathedral Historic District  
(Board action required)

Kyle Raph, Co-Op Arch.

Applicant, Mr. Kyle Raph, Co-Op Architects, and Mr. Matt Altoff, Catholic Diocese of Sioux Falls, presented this application item to the Board. Mr. Raph referenced the site and building plan and photographs provided in the Board's information packet. Mr. Raph explained the house that existed on this site was not in the Cathedral Historic District, but the remaining property is part of the St. Joseph Cathedral campus, and the Cathedral Historic District. The proposed Monastery location is at the southeast corner of 4<sup>th</sup> Street and Prairie Avenue. Mr. Matt Altoff, Catholic Diocese of Sioux Falls, commented the Monastery will house the Perpetual Adoration Sisters of the Blessed Sacrament. Up to nineteen persons will reside in the Monastery. The adjacent property includes the existing Cathedral, school, and senior housing facility.

Applicant, Mr. Raph, described the exterior appearance and building materials for the Monastery will have an aesthetic look and feel that is a complimentary match to the Cathedral with limestone measuring 12" X 24" panels and having metal shingle roof that resembles the Cathedral's slate tile.

(over)

The new building will be setback from the street per city ordinance and have a landscaped courtyard. A new children's play area is also planned.

Staff liaison, Diane deKoeper, commented the Secretary of Interior Standards for New Construction apply to the development of the subject property. The Board needs to determine if the proposed property redevelopment would or would not have an adverse effect on the historic district.

Board member, Lura Roti, expressed the proposed development will help neighborhood safety and enhance neighborhood character. She said the proposed Monastery will tie the Cathedral campus and the neighborhood together nicely.

Board member, Rob Collins, agreed the context of Monastery building design fits in with the campus and neighborhood.

There were no additional public comments expressed at this meeting.

Board member, Rachael Meyerink, made a motion that as presented, the applicant's plan for redevelopment at 707 W 4th St., would not have an adverse effect on the Cathedral Historic District. Board member, Lura Roti, seconded the motion. The motion passed unanimously.

**5. Other Business:**

A. Preservation Month Activities and Training

Diane deKoeper

a. Landscaping for historic properties w/Landscape Garden Center

Diane deKoeper, Staff liaison, provided an update on the status developing a historic landscape presentation. She mentioned that she is waiting to hear back from Landscape Garden Center.

Board member Rachael Meyerink, mentioned that her husband, Lance, has expressed a willingness to volunteer to be a presenter, once the event location is determined.

No further public comments were received. No final action was taken by the Board.

b. This Place Matters Campaign

1. State Theatre
2. Auburn Nash
3. City Hall
4. First Congregational Church
5. Perspective Office (formerly Graham Salvage)
6. Other properties?
7. Yard signs at residences in historic districts?

Diane deKoeper, Staff liaison, distributed an 8 1/2" X 11" photograph montage of various historic buildings and locations depicting citizens displaying "This Place Matters" signs. Board members expressed their appreciation for the work done and enthusiasm to further engage citizens.

No public comments were received.

**Adjournment** - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rob Collins and seconded by board member Shelly Sjovold. The motion passed unanimously. The meeting adjourned at approximately 4:52 p.m.

Board members then assembled in front of the City Hall Commission Room for a "This Place Matters" photographic opportunity. Photographs were taken by Kathy Rustwick, Graphic Design Specialist for the City Of Sioux Falls.

**The next meeting of the Board of Historic Preservation will be on May 10, 2017, at 4:00 pm, in the Commission Room on first floor of City Hall.**