

MINUTES  
HISTORIC PRESERVATION COMMISSION  
July 2, 2009

MEMBERS PRESENT: Pat Roseland, Jean Kessloff, David Viall, Richard Baumann, Kenneth Loeschke, Michael Bender, John Wagner

OTHERS PRESENT: Steve Colgan, Fred Thurston, Eirik Heikes, Kevin Smith, Rich Dunkelberger, Walter Albasi, Todd Rigione, Monica Heller, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:30 a.m.

Approval of Meeting Agenda

**Viall moved, Roseland seconded and carried unanimously to approve the meeting agenda.**

607 Main Street (09CM013)

Colgan provided a brief description of the project to add an ADA accessible restroom to the property at 607 Main Street. In response to a question from Kessloff, Colgan clarified the location of the restroom and the walls that will be added for the restroom area.

**Wagner moved, Baumann seconded and carried unanimously to recommend a finding that the addition of a new ADA unisex restroom, including all plumbing and electrical, to the property at 607 Main Street will have no adverse effect on historic property.**

517 7<sup>th</sup> Street (09CM014)

Thurston provided a brief description of the project to enhance the streetscape at 517 7<sup>th</sup> Street by adding landscape materials and pedestrian amenities. Thurston indicated that the intent is to establish a standard for downtown streetscape improvements noting that the improvements will encourage activity in the downtown area.

Heikes reviewed the project elements including benches, waste receptacles, bike racks and free standing planters for seasonal plantings. Heikes indicated that the streetscape elements will have a historically significant character similar to the Kansas City Street streetscape elements.

Heller stated that the streetscape request will be reviewed by the Planning Commission at the July 9, 2009 meeting noting the issues associated with the placement of materials in the right-of-way. Thurston commented on the need to improve bicycle access in the downtown area to enhance and support the bicycle friendly community designation. Discussion continued regarding the placement of materials in the right-of-way. Heikes identified the width of the pedestrian access lane with the streetscape materials.

In response to a question from Bender, Thurston commented on the scheduling for the 6<sup>th</sup> Street and 7<sup>th</sup> Street Downtown Improvement projects. Discussion followed regarding the location of the bike racks and the legal aspects of bicyclist utilizing the City sidewalks. In response to a question from Bender, Thurston indicated that the ADA ramp would be installed in conjunction with the 7<sup>th</sup> Street Downtown Improvement project. Bender recommended that the honey locust tree be used for consistence purposes. In response to a question from Kessloff, Heikes addressed the on and off street bike rack design options.

In response to a question from Wagner, Heller indicated that the Commission must determine the affect of the proposed streetscape improvements on the character of the Downtown Historic District. Bender clarified that all the streetscape elements are removable. In response to a question from Bender, Heikes addressed the ADA design of the tree grate.

**Wagner moved, Bender seconded and carried unanimously to recommend a finding that the addition of sidewalk enhancements and landscaping to the property at 517 7<sup>th</sup> Street will have no adverse effect on historic property.**

523 6<sup>th</sup> Street (09CM015)

Smith provided a review of the street side window replacement project along St. Joseph Street and 6<sup>th</sup> Street noting that the replacement windows will be a bronze aluminum material.

**Bender moved to recommend a finding of no adverse effect. Roseland seconded the motion.**

Roseland and Kessloff provided historic photographs of the Alex Johnson Hotel for the Commission's use in determining the design and materials utilized for the street side windows. Discussion followed regarding the window elevations on St. Joseph Street and 6<sup>th</sup> Street and the location of the interior and exterior concrete support columns.

In response to a question from Kessloff, Smith indicated that the existing window base would remain, the gray tiles would be removed and restored to the original materials and that the streetscape would be all windows with the exception of the support column areas. In response to a question, Dunkelberger addressed the era to be reflected by the restoration noting the overall expense involved in the restoration project. Discussion followed regarding the column placement as reflected in the historic photographs noting that the addition of the two new columns alter the original pattern. Discussion followed regarding the columns located at the corner entrance to the restaurant.

Thurston suggested a design alteration to the restaurant entrance columns to reduce their visual impact on the project. In response to a question, Dunkelberger indicated that retention of the St Joseph Street/6<sup>th</sup> Street access is required to encourage pedestrian use of the facility without requiring the user to walk through the entire hotel. Dunkelberger indicated that the access will also facilitate service to the sidewalk cafe which will be extended to the St. Joseph street side.

Discussion continued regarding elimination of the false columns at the restaurant entrance, the streetscape elevations on 6<sup>th</sup> Street, the base material to be utilized at the 6<sup>th</sup> Street alley elevation and the design of the access door at the 6<sup>th</sup> Street alley location. Bender indicated that City code would not permit the outward opening door that is flush with the sidewalk. Discussion followed regarding the original design of an inset doorway which would support the outward opening door.

Kessloff stated that there is insufficient information regarding the materials and window elements to make an informed decision on the project. Discussion followed regarding the availability of additional historical information. Viall recommended that a building elevation reflecting the streetscape window proposal and actual materials list should be provided to assist in clarifying the proposed final project.

Wagner recommended that the Alex Johnson Hotel Subcommittee assist the applicant in clarifying the streetscape window design and materials. Bender recommended that a specific era and historic photograph be identified for the applicant, the subcommittee and the Committee's use in finalizing the application materials.

Thurston recommended that the subcommittee work with the applicant to complete an accurate elevation with full dimensions and identified materials. Dunkelberger requested clarification of the Commission's direction to allow accurate elevations to be prepared.

**Bender withdrew the motion to recommend a finding of no adverse effect. Roseland concurred.**

**Bender moved, Roseland seconded and carried unanimously to continue the 523 6<sup>th</sup> Street application to the July 17, 2009 meeting and to recommend that the Alex Johnson Hotel Subcommittee meet with the applicant to clarify direction regarding the elevation drawings and materials information to be provided for the streetscape project and that a specific historic photograph be utilized as a reference for the streetscape project.**

In response to a question from Dunkelberger, Bender indicated that revolving doors were common in historic hotels indicating that he was not opposed to its use to the restaurant area. Discussion followed regarding possible code requirements for a secondary access and installation of a panic bar. In response to a request from Dunkelberger the Commission members voiced their opinions on the use of a revolving door to the restaurant area. Discussion followed regarding the load bearing status of the columns at the restaurant access. Bender requested that a product sheet on the proposed revolving door be provided with the new application materials.

Smith indicated that they are continuing to work on the awning design noting that the intent is to provide a retractable awning. The Commission recommended that the application materials include the design, material samples, color samples and product sheet for the retractable awning.

Smith briefly addressed the request to demolish the interior of the restaurant area. **Bender moved, Baumann seconded and carried unanimously to recommend a finding that the demolition of the interior restaurant area to the property at 523 6<sup>th</sup> Street will have no adverse effect on historic property.**

Kessloff indicated that demolition of the interior restaurant area should assist in clarifying the location of the original load bearing columns.

#### 412 5<sup>th</sup> Street (09CM016)

Albasi presented the request to remodel the space for a dance studio noting the factors impacting the economic viability of the property. Albasi reviewed the façade improvements noting that the business signage will be submitted by the dance studio. Rigione reviewed the interior work to be completed including the installation of walls and restrooms and leveling of the floor.

**Bender moved to approve with no adverse effect. Wagner seconded the motion.**

Discussion followed regarding securing historic photographs to determine the original appearance of the 5<sup>th</sup> Street façade.

Kessloff complemented the applicants for their efforts on improving the property indicating that the application information is insufficient to make an informed decision on the project. Kessloff requested submission of additional information regarding the window materials to be used. Kessloff requested that the ghost sign on the alley wall be preserved.

Bender recommended using the same window design as the Teddy's property noting that the garage door window could be stationary.

Roseland recommended that the four pane windows be all glass and not the proposed wood/glass combination. Discussion followed regarding privacy issues for the dance studio. Bender indicated that the bottom panes could be opaque to provide the required privacy while the top panes would allow for natural light to the area.

Discussion followed regarding the proposed rear entrance that will provide both front and rear entrances for both businesses.

In response to a question, Albasi indicated that the intent is to match the studio awning to the Bully Blends awning.

**Bender moved, Wagner seconded and carried unanimously to amend the main motion to recommend a finding that the identified improvements to the property at 412 5<sup>th</sup> Street will have no adverse effect on historic property as identified and stipulated:**

- 1. The replacement of the front window and garage door with the stipulation that the north window design be four (4) panes of glass and that the south window design, which replaces the garage door, match the north window;**
- 2. The replacement of current front entrance door,**
- 3. The addition of a canvas awning with the stipulation that the awning be similar, if not identical, in appearance and type to the Bully Blends awning;**
- 4. The removal and reconstruction of interior walls;**
- 5. The addition of a dressing room;**
- 6. The addition of new restrooms;**
- 7. The addition of a hallway exit;**
- 8. The repair of roof joist and the addition of new walls and windows; and**
- 9. With the stipulation that the ghost sign on the south side alley wall be preserved**

Albasi presented future project proposals that would secure and improve the property noting that expanding the Central Business District zoning to this property would address the parking issues. Rigione addressed the hazardous health conditions inside the elevator.

#### Minutes

**Bender moved, Viall seconded and carried unanimously to approve the minutes of the June 19, 2009 meeting.**

#### Treasurer's Report

**Bender moved, Viall seconded and carried with Kessloff abstaining to approve payment of the following expenses:**

- 1. South Dakota State Historical Society membership in the amount of \$45.00, and**

**2. Jean Kessloff reimbursement for the National Trust Leadership Training in the amount of \$1,231.95.**

Public Education

Roseland presented the West Boulevard information handout for the Commission's review. Roseland requested that utilization of the handout as a part of the realtor educational materials be addressed at the July 17, 2009 meeting.

Loeschke suggested that there be a lead person to work on the education recommendations. Mitchell indicated that the Comprehensive Plan was included in the packet mailing for the members use in developing an educational program.

In response to a question, Heller indicated that the Comprehensive Plan will be addressed by the Planning Commission at their July 9, 2009 meeting.

In response to a question, Kessloff indicated that she would provide a verbal report on the National Trust Leadership Training at the August 7, 2009 meeting.

Loeschke requested the addition of the Alex Johnson Hotel Subcommittee and Hangman's Hill Subcommittee to the Subcommittees section of the agenda.

Hangman's Hill Subcommittee

Kessloff indicated that the subcommittee is working on interpretive signage for the site as well as other significant sites on Skyline Drive. Loeschke indicated that he is researching the history of the hangman's tree and working with the Parks Department regarding path and site development. Discussion followed regarding the hangman's hill project.

Special Project Subcommittee

Roseland indicated that the clock works have been returned as they do not fit the glass.

Other Business

Roseland indicated that the Sioux San Hospital has received a small grant for their study.

Heller reminded the Commission that the 1819 West Boulevard item is on the Monday, July 6, 2009 Council agenda. Kessloff provided a brief review of the meeting held with the Schmid's, Chapman, Costello, K. Olson, M. Dennis and K. Bulman noting that Schmid was requested to provide information regarding reasonable and prudent resolutions to the issue.

Adjourn

There being no further business the meeting was adjourned at 9:25 a.m.