



Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

**Regular Meeting Minutes for September 9, 2020
City Center, Conference Room 110**

Members Present:

Alex Halbach
Lura Roti
Rachael Meyerink
Lynn Remmers
Gail Fossum Shea
Adam Nyhaug
Pam Cole

Members Absent:

Kathy Renken

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

Sarah Jennings, Homeowner
Brian Jennings, Homeowner
Ryan Knutsen, Remtec Construction
Bob Natz, Natz & Associates
Katie Krantz, VanDeWalle Arch/Property Owner
Brad Dietzenbach, VanDeWalle Arch/Property Owner
Rich Jensen, Dakota Preservation Consultant
Nolan Hazard (new board member in October)
Nicholas Kummer (new board member in October)

Call to Order and Quorum Determination

Chairperson Alex Halbach called the meeting to order at 4:04 p.m.

Welcome and Introductions

Chairperson Alex Halbach welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda

Chairperson Alex Halbach requested a motion to approve the regular agenda. Member Lynn Remmers made the motion to approve the regular agenda. Member Rachael Meyerink seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the August 12, 2020 Meeting Minutes

Chairperson Alex Halbach requested a motion to approve the August 12, 2020 meeting minutes. Member Lura Roti made the motion to approve the minutes and Member Rachael Meyerink seconded the motion. The motion to approve the August 12, 2020 meeting minutes passed unanimously.

Public Input on Non-Agenda Items (five-minute period)

None

New Business

A. **326 E. 21st Street** – Kitchen and Garage demolition and addition

Sarah and Brian Jennings, Homeowners

Bob Natz, Natz & Associates

Ryan Knutsen, Remtec Contractor

1. Sarah Jennings reviewed the existing conditions of their property as it relates to the request to add onto their kitchen and the demolition and reconstruction of the garage for improved functionality.

2. A structural assessment was provided by RISE Structural Associates in Harrisburg, SD that identified the lack of structural integrity of the garage based on the non-existing frost protected foundation. In addition, the integrity of the west wall has been compromised by excessive moisture, rotted wall studs and deflection in the north wall.
3. The finish material of the proposed garage will have a finer stucco finish than the rough finish that exists on the current garage and house.
4. After much discussion regarding the existing garage and the proposed new construction of the structure, it was noted by board members that the garage design is sympathetic, appropriate in massing and detail and respectful to the original garage.
5. Board members agreed that the brick accents of the existing garage are appropriate to use in the new design. Similarly, the same accents will also be used on the kitchen addition to the house including the east façade.
6. Like the garage, aluminum clad windows will be used on the addition of the house. The bay window on the home's north façade appear to have been added and therefore the French doors as proposed, is acceptable to the board.
7. The west façade of the kitchen addition butts up to the west façade of the existing house. To better meet the Secretary of Interior Standards for Rehabilitation, new work shall be differentiated from the old (see item #9). Where the two facades meet, board members requested a vertical separation to distinguish the historic and modern construction.
8. Motion – Member Pam Cole made the motion that the proposed demolition of the existing garage and construction of a new garage and addition to the house would not have an adverse effect on the McKennan Park Historic District. A friendly amendment was made to include the vertical separation of the new and old construction of the house on the west façade and to use the finer stucco finish at all new areas of construction. Member Rachael Meyerink seconded the motion with noted amendments and the motion passed unanimously by the remaining board members.

B. 210 S. Phillips Avenue – Storefront Replacement

Katie Krantz, VanDeWalle Architects/Property Owner

Brad Dietzenbach, VanDeWalle Architects/Property Owner

1. Katie reviewed the existing condition of the storefront. The aluminum storefront is a non-thermally broken frame with peeling paint. The glazing is a single ¼” clear glass that is not energy efficient.
2. The proposed full height curtain wall system will be thermally broken and energy efficient to the building. The frame will have a factory baked paint system.
3. The new curtain wall system will remain in the same location and pattern.
4. The existing brick sidewalls with painted copper will be repainted gray. The brick base of the curtain wall will also be painted.
5. Member Nyhaug stated that although the structure was considered non-contributing to the Downtown Historic District when it was surveyed in 1986, would probably be considered contributing at this time due to the age and mid-century design of the structure.
6. Motion - Member Rachael Meyerink made the motion that the project as proposed would not have an adverse effect on the Downtown Historic District. Member Pam Cole seconded the motion and the motion passed unanimously by the remaining board members.
7. On September 15, Katie contacted Diane to request relocating the door to the storefront. Since the storefront is not original to the building, Diane concurred with relocating it. In addition, Katie reported that the existing columns out in front of the building was previously used for signage and are not structural. Katie will however verify this information with a structural engineer before the columns are removed.

- C. **Mid-Century Modern Survey Update** – information only
Rich Jensen, Dakota Preservation Consultant
1. Rich reviewed and updated his work on the survey work for the BoHP and provided the attached document for potential historic districts of Sunny Crest and Arcadia Heights & Smith-McGreevy.
- D. **8th Street Bridge Historic Panels** – information only
Adam Nyhaug, Siouxland Heritage Museum/BoHP Member
1. Member Nyhaug briefly reviewed the panels with the history and images the museum provided for the panels.
 2. Member Cole asked if there would be additional reviews by the board for the bridge reconstruction. Diane responded that the final review by the board was prior to the start of construction.
 3. Diane confirmed with Engineering that 8th Street will reopen in November and the greenway work will be complete next summer.
- E. **Administratively Reviewed Projects** – information only
Diane deKoeyer, Staff Liaison
1. No Comments

Other Business

None

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:26 pm.

Mid-Century Modern Homes in Sioux Falls

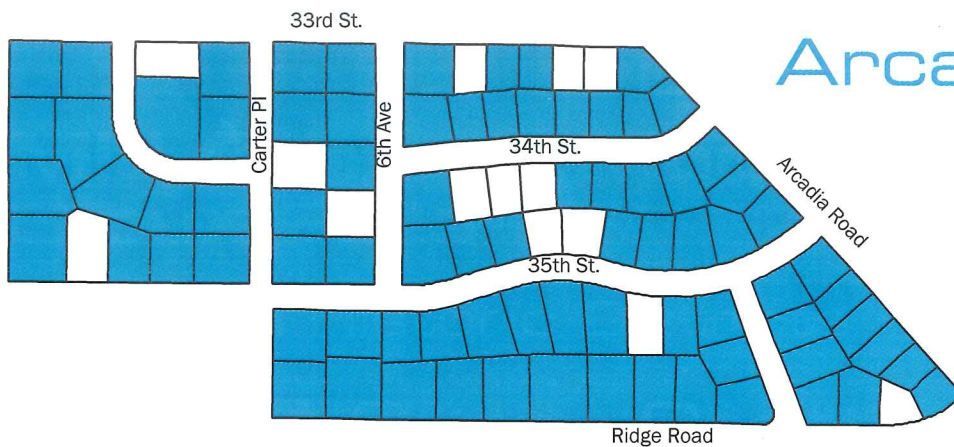
Potential Historic Districts



Sunny Crest

District Details

- 18 homes, 14 qualify as 'contributing'
- Excellent compact example of a "Restricted Residential District"
- Platted in 1938, substantially built out by 1953. 12 of 18 homes built in 1949 and 1950



Arcadia Heights & Smith- McGreevy

District Details

- 96 homes, 82 qualify as 'contributing'
- Excellent example of an upper middle income housing development
- Smith-McGreevy Addition platted in 1953, Arcadia Heights in 1954
- Several postwar trends in residential design and neighborhood planning on display
- Good representation of a variety of home styles
- Arcadia Heights was one of the last and largest developments managed by a landowner
- An outstanding number of properties qualify as 'contributing' per preliminary assessment.