



*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 December 9, 2020  
City Center, Conference Room 110**

**Members Present:**

Alex Halbach (4:15)  
Lura Roti  
Lynn Remmers  
Rachael Meyerink  
Adam Nyhaug  
Kathy Renken  
Nolan Hazard  
Nicholas Kummer  
Gail Fossum Shea

**Members Absent:**

Pam Cole

**Staff Present:**

Diane deKoeper, Staff Liaison

**Public in Attendance:**

None

**Call to Order and Quorum Determination**

Vice Chair Lura Roti called the meeting to order at 4:04 p.m.

**Welcome and Introductions**

Vice Chair Lura Roti welcomed Board members and guests and gave introductory comments.

**Approval of Regular Agenda**

Vice Chair Lura Roti requested a motion to approve the regular agenda. Member Adam Nyhaug made the motion to approve the regular agenda. Member Lynn Remmers seconded the motion. The motion to approve the regular agenda passed unanimously.

**Approval of the October 14, 2020 Meeting Minutes**

Vice Chair Lura Roti requested a motion to approve the November 12 and 30, 2020 meeting minutes. Member Gail Fossum Shea made the motion to approve the minutes and Member Rachael Meyerink seconded the motion. The motion to approve the November 12 and 30, 2020 meeting minutes passed unanimously by the remaining board members.

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

None

**New Business**

A. 623 E. 21<sup>st</sup> Street, window replacements

Kyle Hilsabeck, Homeowner

The homeowner reviewed his request to modify the east addition of the house that was originally used as a sunroom. The homeowners would now like to expand two bedrooms to include this square footage. The project includes removing all the windows at the east façade and replacing windows on the north and south. All other second floor windows will also be replaced as part of the project with the Marvin Ultimate G2 windows. Following this initial project, the homeowner will also replace the first floor windows in the summer or fall of 2021.

After review and discussion by the board and homeowner, Member Lynn Remmers made the motion that the proposed changes to the house as noted below would not have an adverse effect to the McKennan Park Historic District.

- Remove existing windows on the east addition. Windows at the east façade will be replaced with horizontal siding to match existing.
- Two new windows will be added to the north and south facades that will align with windows at the first floor, north façade. The pair of new windows will be installed with a wider trim to match that on the first floor.
- The window head will be located flush with the roofline with the same trim width of existing windows.
- Approved windows as submitted will be Marvin Ultimate G2 single and double hung.
- Sill height of the new windows on the east addition will align with windows to the west, on the original portion of the house.
- Grid pattern of new windows will match existing.
- The east “flared” area at the second floor sunroom will be removed to further compliment the rest of the existing house.

Member Gail Fossum Shea second the motion. The Hilsabeck’s are neighbors of Chairperson Alex Halbach so Alex recused himself from the vote. The motion passed unanimously by the remaining board members.

See attached sketch the homeowner provided following the meeting.

B. Hydro Electric Plant, AC Condenser Platform Robbie Veurink, Midwest Engineering  
Consultant explained the wall replacement next to the building for the AC condenser. The platform for the equipment will be replaced with weathered steel.

Queen Bee Turbine House, Rehabilitation Robbie Veurink, Midwest Engineering  
The following items will be rehabilitated to the Turbine House as presented by the consultant:

- All quartzite on all facades at the base of the turbine house will be tuck-pointed. Any missing quartzite will be replaced with stone provided by the Parks Department.
- New brick will be installed at areas of missing brick above the quartzite base. Robbie brought in samples from Hebron for review. New brick should match existing, but Parks may determine final decision of brick, or if requested, Diane deKoeyer can as well.
- Above the existing brick, area is a small area of stone that will remain. Void area beside the stone should be infilled with new brick. If flashing is required, copper is recommended.
- On the west façade where rubble and wood exists to close the arched opening, stained, black concrete will be used to enclose the area at the setback. Setback is approximately 5’ as noted on drawings.
- The consultant indicated that the project will go out to bid and construction in 2022.

Member Lynn Remmers made the motion that the project will not have an adverse effect on the Hydro Electric Plant and Queen Bee Turbine House at Falls Park as proposed by the consultant and the additional information noted above. Member Adam Nyhaug seconded the motion and the motion passed unanimously by the remaining board members.

### **Other Business**

- A. Administratively reviewed projects – November and December lists of administratively approved projects was reviewed without questions.

### **Adjournment**

With no further business, the Board of Historic Preservation meeting adjourned at 5:10 pm.

The sketch below was provided by the homeowner at 623 E. 21<sup>st</sup> Street following the board meeting. Sketch is the homeowner's understanding of the BoHP's recommendations.

