



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 March 10, 2021
City Center, Conference Room 110**

Members Present:

Alex Halbach
Lura Roti
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea
Pam Cole
Rachael Meyerink

Members Absent:

None

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Rich Jensen, Dakota Preservation
Cody King, Renewal by Andersen
Justin VanDeBerg, Renewal by Andersen
Craig Dewey, Minnehaha County
Mark Kriens, Minnehaha County
Beth Ormseth, McKennan Park Neighbor

Call to Order and Quorum Determination

Chair Alex Halbach called the meeting to order at 4:00 p.m.

Welcome and Introductions

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

Approval of Regular Agenda

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

Approval of the February 10, 2021 Meeting Minutes

Chair Alex Halbach requested a motion to approve the February 10, 2021 meeting minutes. Member Adam Nyhaug made the motion to approve the minutes and Member Lynn Remmers seconded the motion. The motion to approve the February 10, 2021 meeting minutes passed unanimously by the remaining board members.

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

None

New Business

A. Mid Century Modern Home Report

Rich Jensen, Dakota Preservation

Rich reviewed the final report that was sent to board members for review. The final report does not contain graphic details of each property but will review with Liz Almlie if photos of properties can be provided separately or if photos need to be attached with each address.

Rich discussed including the block of Arcadia Heights into the survey would create 74% of the properties contributing in 2021 and 77% if submitted, in 2023 due to the qualifying age of the properties.

Rich will finalize the report after review with Liz and submit an invoice for final payment from our CLG grant.

Member Lura Roti made the motion to approve the Mid Century Modern report and Member Pam Cole seconded the motion. The motion to approve the report passed unanimously by the remaining board members.

B. 1220 S. Phillips Avenue Justin VanDeBerg & Cody King, Renewal by Andersen

Newer existing windows identified in photos do not contain grilles. Existing wood windows have the original grille pattern. The applicant's request is to install new Andersen 400 Series Woodwright windows without grilles.

After review and discussion with Justin and Cody with ABC Seamless, Member Rachael Meyerink made the motion to approve the Andersen 400 Series Woodwright windows with grilles to match the existing wood windows with grilles. Member Lura Roti requested to include the following from the Secretary of Interior Standards for Rehabilitation to the motion:

- (5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Member Pam Cole seconded the motion. The motion to approve the windows as noted in the motion passed unanimously by the remaining board members.

C. 220 W. 6th Street, Minnehaha County Lynn Remmers, JLG Architects

As noted in the report for review, this building is individually listed on the National Register of Historic Places and would typically require review of the interior for modifications, but in the early 90's the interior was completely gutted and remodeled, thus nothing originally exists.

Due to this information, the board only reviewed the proposed modifications to the exterior.

Discussion included:

- Second floor windows appear to be residential in style and determined to be replacements windows.
- Marvin Signature Ultimate Double Hung Aluminum Clad Wood Windows will be used to replace all existing windows.
- Arched transom glass above front door will be replaced with window in lieu of painted wood infill as exists. Lynn noted that they would like to open the window up if it does not interfere with the stairs. If unable to view the window from the interior, then spandrel glass will be used.
- Building address should be relocated from the arched window.
- Existing east round window that is infilled with painted plywood should be replaced with a window, even if spandrel glass needs to be used.
- Doors identified on page 12 will be replaced with aluminum clad wood doors and frames.
- "Not An Entrance" signage on the front door will be simplified rather than painted directly on the front door.
- Existing globe sconces adjacent to the front door will remain.
- Existing slate roof is an add-alternate for replacement of a new slate roof and copper gutters.
- Minnehaha County Department of Equalization will occupy the building.

Member Rachael Meyerink made the motion, with the recommendation that all windows closed off with plywood be replaced with glass and therefore the project as presented and noted will not have an adverse effect on the building and its listing on the National Register and location in the Old Courthouse & Warehouse historic district.

Member Gail Fossum Shea seconded the motion. The motion to approve the project as stated by Member Rachael Meyerink passed unanimously by the remaining board members. Member Adam Nyhaug recused himself from the vote since Minnehaha County is his employer.

D. 707 E. 21st Street Addition and Remodel

DEFERRED UNTIL APRIL 14TH MEETING

Other Business

A. Memorandum of Historic Significance

Alex Halbach

Liz with SHPO approved moving \$3,500 of CLG funds from travel expenses that were not used due to Covid to the creation of a template that identifies properties located in a historic district or individually listed on the National Register. Homeowners could voluntarily file the memorandum with their property.

Homeowners could work with the Siouxland Heritage Museum and the City for historic information to include with the memorandum.

Alex will provide a draft of the template for board review at the April 14th meeting.

B. Administrative Reviews

Diane deKoeyer

Diane noted that a property owner who came in for review of their project received inaccurate information of what they could do with their property located in a historic district. Diane asked that any inquiries residents have regarding what can and cannot be done be referred to her office for review.

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at 5:15 pm.

ADMINISTRATIVE REVIEWS

March 10, 2021

<u>Address / Historic District</u>	<u>Description</u>	<u>Review / Approval</u>	<u>Date</u>
*123 S. Prairie / Cathedral	New deck, steps, columns, railing	Recommended dwgs. for review	3/10/2021
*1504 S. 1 st Ave./ McKennan	Window replacement to match	Approved for bldg permit	3/9/2021
608 W. 8 th St. / Cathedral	Sliding glass door replacement	Interior to sunroom / no review	3/5/2021
*220 W. 6 th Street / OC&W	Historic images for review	NA	3/2/2021
*1220 S. 2 nd Ave./ All Saints	Window replacements	Rec. board review	2/25/2021
*803 S. Phillips Ave./All Saints	Replace siding	Review of original siding	2/23/2021
*930 S. Phillips Ave./All Saints	Review of property for new owner	Provided SOIS	2/3/2021

*Requested images from Siouxland Heritage Museum for reference of original structure