



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 June 9, 2021
City Center, Conference Room 110**

Members Present:

Alex Halbach, Board Chair
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea

Members Absent:

Lura Roti , Vice-Chair
Pam Cole

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Penny Klinedinst, Simply Perfect Properties
Deb Butler, McKennan Park Neighbor

Call to Order and Quorum Determination

Chair Alex Halbach called the meeting to order at 4:02 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 Lynn Remmers 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 May 12, 2021 Meeting Minutes

Chair Alex Halbach requested a motion to approve the May 12, 2021 meeting minutes. Member Kathy Renken made the motion to approve the minutes and Member Nicholas Kummer seconded the motion. The motion to approve the May 12, 2021 meeting minutes passed unanimously by the remaining board members.

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

None

New Business

Chair Alex Halbach stepped aside to review the project at 707 E. 21st Street since he is part owner in the property. With Vice Chair Lura Roti's absence, Diane chaired the board for this item.

A. 707 E. 21st Street, McKennan Park Historic District

Alex provided an overview of the project as outlined in the report provided to the board. Since board members saw initial drawings in March before the item was pulled from the agenda, Alex also identified what was different from that initial submittal.

- 2'-7" increase in roof height at the front of the house.

- The west addition of the house will be setback approximately 20' from the existing front façade. Brick with a German smear application is proposed to compliment and differentiate the existing stucco on the house.
- Existing chimney will be tuck-pointed.
- New and replacement windows will be black framed, aluminum clad wood with a six-over-one grille pattern.
- Leaded glass windows will remain and reviewed for any updates or repairs necessary.
- Front and screen wood doors will be restored.
- Wood lattice covering over window adjacent to the front door will be replaced to a leaded window.
- Front porch and railing will be extended to the west to include the added dimension of the west addition.
- Wood shakes and horizontal banding are proposed to the new addition and will also replace the existing roof.
- Hipped roof dormers will be included to the addition of the house and garage for second floor rooms and egress.
- Existing stucco is in relatively good shape for a home that is approximately 100 years old.
- Stucco finish on the addition will be a different finish from the existing.
- Existing house and addition will be painted white.
- Copper, half-moon gutter collectors will be used throughout the existing and new addition to the house.
- Existing house is approximately 1400 SF. This does not include the existing basement. With the addition that includes a finished basement, the house will be approximately 5,000 SF.
- Applicants are interested in applying for a Deadwood Grant to replace the wood shake roof.
- Applicants will request a variance from the city for the rear and side yards.
- Construction could start in the fall.

Following the presentation board members discussed and asked questions of the applicants, which included:

- Member Kathy Renken noted that her home has a very small backyard, similar to this property and like the McKennan Park neighborhood; most people make more use of their front yards and porches. Also with a nearby park, there is more opportunity to expand a family's use for recreation. She also requested that the German smear not be applied to the existing chimney.
- Member Adam Nyhaug noted that similar to the west addition, new brick and German smear should be applied to the east addition. He also agreed with Member Renken that the German smear should not be applied to the existing chimney.
- Member Lynn Remmers asked why the proposed dormers are so large. The applicants responded that they line up with the lower windows and serve as egress from bedrooms.
- Member Nicholas Kummer noted that he would like to see the wood shake banding line-up with the dormers if possible.
- Member Gail Fossum Shea asked why the house addition had to be so large. The applicant responded that due to the economics of the construction, which includes lifting the house to replace the bowing basement walls, homebuyers need for additional bedrooms and bathrooms for a family, the proposed size meets the market demand.
- Member Nolan Hazard expressed the same concern regarding the scale of the addition to the existing home.

Member Lynn Remmers made the motion that the proposed house and garage addition would not have adverse effect on the McKennan Park Historic District with the following exceptions:

- Brick and German smear will be added to the east façade of the addition similar to the proposed west façade.
- German smear will not be added to the existing chimney to distinguish it as original construction.

Member Kathy Renken seconded the motion and the motion passed unanimously by the remaining board members.

The applicant submitted the attached images to identify the height of the adjacent properties to the east and west of 707 E. 21st Street for reference.

Other Business

A. (Re) Election of Board Chair and Vice Chair

- Alex Halbach has served one year as Board Chair and may serve a second consecutive year. He has agreed to do so and board members agreed.
- Diane spoke with Lura before she left on vacation and Lura has agreed to serve a second consecutive year as Vice Chair. Board members agreed.

B. Administrative Reviews

Adam expressed concern that with continued changes in the McKennan Park HD, some homes might lose their status as “contributing” if the neighborhood is ever surveyed again.

Adjournment

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



Above: Roof Height of adjacent property to the west, 705 E. 21st Street
Below: Roof Height of adjacent property to the east, 709 E. 21st Street

Proposed Addition Roof Height of property at 707 E. 21st Street: 24'-5"

