

*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 January 12, 2022 City Center, Cooper Conference Room, 110

Members Present:

Alex Halbach, Chair
Lura Roti , Vice-Chair
Pam Cole
Kathy Renken
Nicholas Kummer
Gail Fossum Shea

Members Absent:

Adam Nyhaug
Nolan Hazard
Lynn Remmers

Staff Present:

Diane deKoeyer, Staff Liaison
Matt Tobias, Neighborhood Revitalization Manager

Public in Attendance:

Tom Hurlbert, Co-Op Architects
Cory Bleyenburt, Co-Op Architects
Joe Meier, Co-Op Architects
Kelby Mieras, Parks & Rec Operations Manager
Paul Reynolds, RCM Construction
Will Powell, RCM Construction
Jeff Nelson, Falls Architecture

ITEM 1. Call to Order and Quorum Determination

Board Chair Alex Halbach called the meeting to order at 4:05 p.m.

ITEM 2. Welcome and Introductions

Board Chair Halbach welcomed board members and the public in attendance.

ITEM 3. Approval of Regular Agenda

Board Chair Halbach requested a motion to approve the regular agenda. Member Roti made the motion to approve the regular agenda. Member Cole seconded the motion. The motion to approve the regular agenda passed unanimously.

ITEM 4. Approval of the November 10, 2021 Meeting Minutes

Board Chair Halbach requested a motion to approve the November 10, 2021 meeting minutes. Member Fossum Shea made the motion to approve the minutes and Member Kummer seconded the motion. The motion to approve the November 10, 2021 meeting minutes passed unanimously by the remaining board members.

ITEM 5. Public Input on Non-Agenda Items (five-minute period)

None

ITEM 6. New Business

a. McKennan Park Band Shell Signage and Lighting Update, McKennan Park Historic District

Cory Bleyenburt and Tom Hurlbert, Co-Op Architects and Kelby Mieras, Parks & Recreation

Cory presented the request to omit the light sconces on the exterior of the building since they weren't original to the building. The historic image of the band shell was included in the packet for reference. In lieu of sconces, ground/up lighting is proposed.

On the north façade of the band shell 16" aluminum, bronze letters with LED backlighting spelling out 'McKenna Park' is being proposed above the arch of the structure. The wall-mounted letters would require three studs per letter drilled and installed into the stucco of the building.

Tom Hurlbert passed out reference images of other cities where signage has been added to historic band shells (see attached). Tom noted that the signage on the historic Golden Gate Park Band Shell is most similar to what they are proposing.

Member Halbach noted that drilling 36 holes into the structure could cause moisture issues to the building and would prefer to avoid it. Member Cole stated that the style of font seemed to be inconsistent with the band shell and could be different. At three of the four entrance corners of the park, the same font and signage is used. Discussion regarding the proposed signage continued as to whether it was necessary to also add it to the building. On further review, several board members noted that the signage bar as used on the historic Gene Harris Band shell in Boise, ID might be a better solution. It would not require drilling into the front of the structure with 36 holes for the signage.

Member Cole made the motion that the proposed ground lighting in lieu of sconces does not have an adverse effect on the historic district. Member Roti seconded the motion and the motion passed unanimously.

Member Cole made the motion that the proposed signage on the band shell would have an adverse effect on the historic district. The signage bar similar to the Gene Harris band shell is preferred. Member Renken seconded the motion and the motion passed unanimously.

New signage may be proposed for review at next month's board meeting.

b. Raze Dakota Avenue Properties, Sherman Historic District

Paul Reynolds and Will Powell, RCM Construction, Jeff Nelson, Falls Architecture

Diane and Member Halbach briefly reviewed the history of the properties when they came to the board in 2018 to request razing the four homes.

Paul explained that the client has owned the properties for approximately five years and that there were tenants occupying the homes at that time. In 2018, the property owner and a developer were planning to raze the structures to locate a drug store on the Dakota Ave. and Minnesota Ave. block. At that time, tenants moved out from the homes. The homes have been vacant since that time.

The property owner is now interested in developing the block for multi-family housing and is still interested in razing the structures.

The following comments and questions were made by BoHP members:

- Member Fossum Shea requested to see interior photos of the homes to determine their condition.
- Member Roti noted that this area is a desirable neighborhood for families and there would be interest in restoring the properties. Member Roti also stated that some property owners are more interested in new development rather than maintaining their properties.
- Member Kummer commented that moisture damage in the house would continue the deterioration while windows and doors aren't completely boarded up.

- Matt Tobias, Neighborhood Revitalization Manager for the City of Sioux Falls noted that given the condition of the homes, from a property maintenance perspective, the homes should be demolished due to lack of activity there for over 18 months.
- Member Roti brought up a recent change in the Property Maintenance Code for vacant properties that reads:

150.158 Vacant Building Fees

(a) The owner of a vacant building shall pay an annual fee of \$1,000 for the period the building remains a vacant building. If the property is located in a historic district identified by the City of Sioux Falls, the owner shall pay an annual fee of \$2,000 for the period the building remains a vacant building. Thereafter, if any property remains vacant, the subsequent annual fee shall increase by \$1,000 increments each year.

- Member Halbach stated that without proof of deterioration (lack of interior photos and the structural report) the applicant is not able to prove to the board at this time that the homes should be razed.
- A lawsuit between the property owner and developer paused all progress with the properties for approximately the past two years.

A structural report that the property owner has indicates that the structures are no longer habitable. No interior photos were submitted with the application for the board's review. Diane noted that if the State Historic Preservation Office requires a case report, the interior photos and structural report of the homes should be submitted so that it can be brought to the board for additional review.

Member Fossum Shea made the motion that razing the structures on Dakota Avenue and 19th Street would have an adverse effect on the Sherman Historic District. Member Roti seconded the motion and the motion passed unanimously.

ITEM 7. Announcements

- a. Next meeting is scheduled for February 9, 2022

ITEM 8. Adjournment

The Board of Historic Preservation meeting adjourned at 5:20pm.