

*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 May 11, 2022 City Center, Cooper Conference Room, 110

**Members Present:**

Alex Halbach, Chair  
Delia Druley  
Nicholas Kummer  
Adam Nyhaug  
Gail Fossum Shea  
Kathy Renken  
Gail Fossum Shea  
Pam Cole

**Members Absent:**

Lynn Remmers  
Nolan Hazard  
Lura Roti

**Staff Present:**

Diane deKoeyer, Staff Liaison

**Public in Attendance:**

Rich Jensen, Dakota Preservation

**ITEM 1. Call to Order and Quorum Determination**

Board Chair Alex Halbach called the meeting to order at 4:06 p.m.

**ITEM 2. Welcome and Introductions**

Board Chair Halbach welcomed the public in attendance.

**ITEM 3. Approval of Regular Agenda**

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

**ITEM 4. Approval of the April 13, 2022 Meeting Minutes**

Diane noted that the minutes for the Dr. Stevens House, 21 Riverview Heights did not properly identify the garage addition. It was constructed in 1941 and are hereby part of the record for the April 13 meeting minutes.

Board Chair Halbach requested a motion to approve the April 13, 2022 meeting minutes with the addition made by Diane deKoeyer. Member Druley made the motion to approve the minutes and Member Cole seconded the motion. The motion to approve the April 13, 2022 meeting minutes passed unanimously by the board.

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

None

**ITEM 6. New Business****a. Grocery Store Survey, Final Report**

Rich Jensen, Dakota Preservation

Rich summarized the final report with the following information:

- No text change from the draft reviewed in April to the final report included in this month's packet.
- With the help of Adam Nyhaug with the Siouxland Heritage Museums, historic photos have been included in the document.
- The final document will be sent to SHPO as part of the CLG closeout for the 2021-2022 grant cycle.

Member Nyhaug made the motion to accept Rich Jensen's final survey report of Grocery Stores in Sioux Falls from 1900 – 1950. Member Kummer seconded the motion and the motion passed unanimously by the board.

**b. Effting & Co. Grocers, Proposed National Register Listing**

Rich Jensen, Dakota Preservation

Chair, Alex Halbach recused himself as Chair for the presentation and discussion of this project. Alex is the owner of the Effting & Co. Grocers building at 100 S. Grange Ave. Diane deKoeuyer, Board Liaison took over the meeting for the discussion and vote on the project.

Alex reviewed the updates for the building since the board last saw the project. The previous intent was to replace the existing deteriorated brick with a red clay brick. The updated brick will now match the original color and material. Where two large storefront windows were shown in a rendering on the west façade, two small clerestory windows will replace what has now been confirmed as the original size and location due to the removal of the interior plaster and walls. All doors and windows will match the rough opening sizes of the original building.

As noted in the staff report, review by the board is for an advisory opinion of no adverse effect on the rooftop patio addition and the outside brick replacement on the building due to the significant deterioration noted by the structural engineer working on the project. The National Register requires that "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials." The lime brick replacement selected for the building is a close match with the original material in design, color, texture and material.

Rich determined that the pink mortar color used with the original brick was probably not original to the building, but instead a replacement color used in the 1950s when the building was tuckpointed.

Rich's report noted that with the addition of a rooftop patio from the Secretary of Interior Standards states:

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The rooftop will have planter boxes that will differentiate the original parapet and will not be attached to the structure. The intent is for the plant material to blend in with the crown of the mature trees at the viewing angle of adjacent properties. With the planter boxes set in from the parapet there is a clear distinction between the planter boxes and the top edge of the building.

An updated rendering was provided by the property owner and attached with these meeting minutes on page 5.

An exterior steel stair will be located on the south façade of the building for customer access to the patio.

Following board discussion, Member Cole made the motion that the proposed new brick and rooftop patio at 100 S. Grange would not have an adverse effect on the building and the proposed listing on the National Register. Member Druley seconded the motion and the motion passed unanimously by the board.

**ITEM 9. Other**

- a. As part of this year's CLG grant request from SHPO, Rich Jensen will be hired to research the expansion of the McKennan Park Historic District. The discussion included expanding by subdivision. Attached is a subdivision map for the area that was discussed to include the Baker's Addition to S. 7<sup>th</sup> Ave. and the Boulevard Addition to the northeast that could include homes on E. 20<sup>th</sup> and E. 19<sup>th</sup> Streets.

**ITEM 8. Announcements**

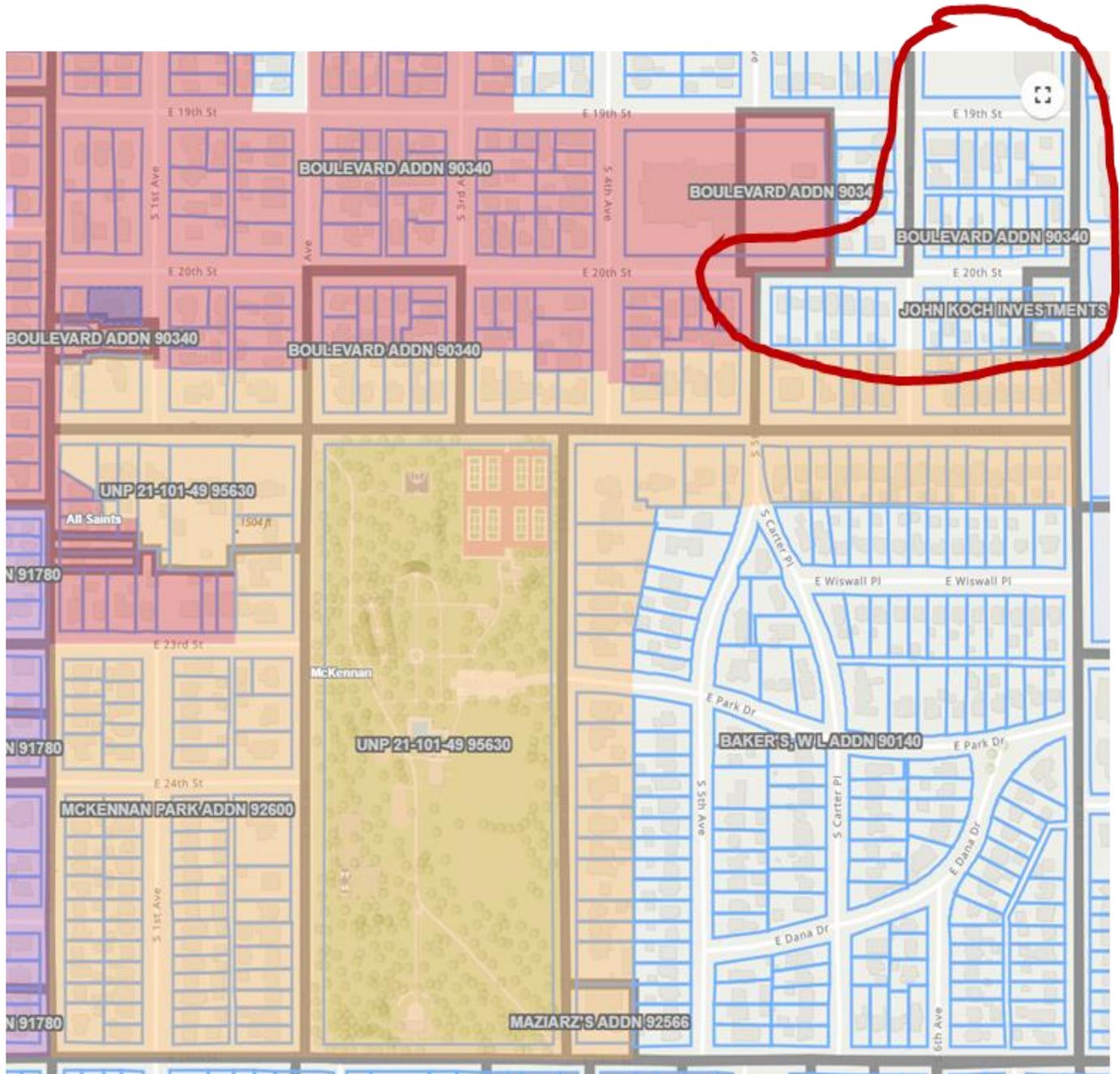
**a. Next meeting**

June 8, 2022 @ 4:00pm

**ITEM 8. Adjournment**

The Board of Historic Preservation meeting adjourned at approximately 5:10pm.

McKenna Park Historic District Expansion (current district is shown in orange). Expansion could include the Baker's Addition to the south and east and the Boulevard Addition circled in red.





Updated rendering May 5, 2022