

*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 November 9, 2022 City Center, Cooper Conference Room 110

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Lynn Remmers
Nolan Hazard
Alex Halbach
Pam Cole
Delia Druley (via WebEx)
Nicholas Kummer

Members Absent:

Gail Fossum Shea

Staff Present:

Kevin Smith, Asst. Director Planning and Development Svcs.
Matt Tobias, Neighborhood Revitalization

Public in Attendance:

Jessie Halvorson, Homeowner
Nate Buys, Character Builders, General Contractor

ITEM 1. Call to Order and Quorum Determination

Board Chair Adam Nyhaug called the meeting to order at 4:00 p.m.

ITEM 2. Welcome and Introductions

Board Chair Nyhaug welcomed board members

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the October 12, 2022 Meeting Minutes

Board Chair Nyhaug requested a motion to approve the October 12, 2022 meeting minutes. Vice Chair Renken made the motion to approve the minutes and Member Halbach seconded the motion. The motion to approve the October 12, 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. 1621 S. 2nd Avenue, Addition. McKennan Park Historic District****Nate Buys, Character Builders, LLC and Jessie Halverson, Homeowner**

Mr. Buys reviewed the project as proposed and discussed the plans for the addition at 1621 S. 2nd Avenue. Jessie Halverson explained to the board that they have resided in this house for the past 9 years and want to build the addition to accommodate their family by providing more space. They love living in the neighborhood and want their kids to continue to have the opportunity to grow up near McKennan Park. Jessie added that the

addition would allow them to have a larger kitchen and a larger two stall garage that would replace their single stall garage they currently have.

Member Halbach made the motion that the project as presented by the contractor would have an adverse effect on the McKennan Park Historic District and Member Remmers seconded the motion. Board Chair Nyhaug asked for suggestions to bring the proposed project into conformance for approval. The following suggestions were proposed by the board in order for the project to be considered. Jessie Halverson stated they were open to the Board's suggestions and they will be deciding very soon on whether they will redesign the project and bring it back in December for review.

- Proposed natural stone is not allowed in historic districts and will need to be changed to either brick, stucco or an approved siding material.
- Match the existing 6 over 1 double hung windows and use an aluminum clad window and provide window details in the resubmittal.
- Proposed drawings indicate multiple roof slopes. The board suggested changing the roof on the north side of the house to a flat roof to help with the overall scale of the addition. The board also suggested providing details for roof heights in the resubmittal.
- Consider flipping the bedroom locations on the second floor of the house so the addition is more on the south portion of the lot, and also consider moving the garage back 10' which should help with the overall scale and roof lines.

ITEM 7. Other Business

- a. Mid Century Modern Residential Neighborhood Meeting November 15, Downtown Library 6:00-7:30pm.**

Board members attending: Adam, Alex and Pam.

ITEM 8. Announcements

- a. Next meeting – December 14, 2022, Sertoma Conference Room 208**

ITEM 9. Adjournment

- a. Board Chair Nyhaug requested a motion to adjourn. Member Halbach made the motion to adjourn. Member Kummer seconded the motion. The Board of Historic Preservation meeting adjourned at approximately 5:05pm.**