



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 July 8, 2020
City Center, Conference Room 110**

Members Present:

Alex Halbach
Lura Roti
Rachael Meyerink
Lynn Remmers
Kathy Renken

Members Absent:

Pam Cole

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Chad Kucker, Confluence/Applicant
Kyle Raph, Co-Op Architects/Applicant
Tory Miedema, Parks & Rec
Aaron George, Property Owner/Applicant
BHI Contractor/Applicant
Adam Nyhaug, New Board Member (August)
Nicholas Kummer, Applicant to Board

Call to Order and Quorum Determination

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

Welcome and Introductions

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

Approval of Regular Agenda

Chairperson Alex Halbach requested a motion to approve the regular agenda. Member Rachael Meyerink made the motion to approve the regular agenda. Member Lynn Remmers seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the June 10, 2020 Meeting Minutes

Chairperson Alex Halbach requested a motion to approve the June 10, 2020 meeting minutes. Member Lura Roti made the motion to approve the minutes and Member Lynn Remmers seconded the motion. The motion to approve the June 10, 2020 meeting minutes passed unanimously.

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

None

New Business

A. Terrace Park Repairs
National Register

Chad Kucker, Confluence
Kyle Raph, Co-Op Architects
Tory Miedema, Parks & Rec

Repairs Proposed by the Applicants:

Japanese Gardens (2) Pergola Renovations

- Beams will be salvaged and reinstalled.
- Cracks located at the columns will be repaired. Stones that have fallen off the columns have been salvaged by Park Staff and will be reinstalled.
- Rear walls and benches will be tuckpointed.

Lion's Den Renovation

- Some repairs were made approximately eight years ago to the Lion's Den.
- Park Staff will remove vines currently covering the Lion's Den before repairs are made.
- Rebuild deteriorating and collapsing walls of the den. Tuckpoint stone masonry.
- Repair concrete above masonry walls.
- Existing railing will be repaired and painted as needed. The railing is not required to meet code of 42".
- Broken windows will be replaced in the future as funding allows. Plywood is proposed to be installed temporarily.

The applicant stated that the current budget will allow for sealing and waterproofing the roof. If the budget allows, a new concrete slab roof will be installed. With the installation of a new roof, the existing railing will be lowered by 6". For safety reasons, a secondary rail may be added.

Board Discussion:

Chairperson Alex Halbach asked that the windows be replaced either with glass or plexi-glass rather than enclosing with painted plywood. Discussion continued regarding other materials such as board and batten or tongue and groove. The applicant offered to explore other alternatives prior to obtaining a building permit.

Member Rachael Meyerink made the motion that the project as presented would not have an adverse effect on the Terrace Park Lion's Den and Japanese Gardens Pergolas. Member Lynn Remmers seconded the motion and the motion passed unanimously by the remaining board members.

Adam Nyhaug proposed an option the following day to use paneled wooden shutters at the window openings that would provide security and a more appropriate look rather than painted plywood. The applicants will consider the option.

B. 732 W. 9th Street Rehabilitation,
Cathedral Historic District

Aaron George, Property Owner
Bob Hofer, BHI Contractor

Rehabilitation Proposed by the Applicant:

- Replace siding with LP Smart Siding and Trim
- Replace existing windows with aluminum clad windows
- Replace stucco wall at stairs with wood railing
- Replace doors with steel entry doors
- Replace gutters and downspouts

The contractor said that areas of the original siding exist under the current siding. Once the original siding is unveiled, the owner will match the reveal as closely as possible with the LP Smart Siding and will be reviewed when drawings are submitted for a building permit. The applicant indicated that the body of the structure will be painted gray with white trim and brightly painted doors.

Most crown molding will remain, but will be cleaned and repainted.

Existing windows are vinyl, single-hung and single-hung, aluminum clad windows will replace the existing. Based on images provided by Siouxland Heritage Museum, the original windows had wide (approximately 3"x1" and with outer 1"x1") trim around the windows. On board discussion, the applicant is required to match these dimensions at all window locations. Board also requested bronze frames to be used since this would be in keeping with original windows.

As proposed by the applicant, the existing window on the north façade that is adjacent to interior stairs has been broken multiple times due to tenants moving furniture. The applicant will relocate a small leaded window to the east at the stair location. A new window will replace the leaded glass window. Metal roof at this location will be replaced.

Brick planter will be removed and replaced with wood railing at exterior stairs to lower level. Sample image included in the packet indicates a wide, horizontal railing that should be minimized as requested by Member Lynn Remmers.

Member Lura Roti made the motion that the project as proposed with the noted modifications would not have an adverse effect on the Cathedral Historic District. Member Rachael Meyerink seconded the motion and the motion passed unanimously by the remaining board members.

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| C. Window Restoration Contractor | Diane |
| Due to lack of CLG funds from the state, the seminar will be cancelled for the fall. | |
| D. Administratively Reviewed Projects | Diane |
| No specific discussion. | |
| E. New board member introduction | Diane |
| Adam Nyhaug will serve on the board starting in August | |
| Nicholas Kummer is an applicant to the board | |

Unfinished Business

- A. None

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:25 pm.