



*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 12, 2020  
City Center, Conference Room 110**

**Members Present:**

Alex Halbach (via WebEx)  
Lura Roti  
Pam Cole  
Lynn Remmers  
Rachael Meyerink  
Adam Nyhaug  
Kathy Renken (via WebEx)  
Nolan Hazard  
Nicholas Kummer

**Staff Present:**

Diane deKoeyer, Staff Liaison  
Jeff Eckhoff, Director of Planning & Development Services

**Public in Attendance:**

Margaret Blomberg, Tuthill Neighborhood  
Kathy English, Tuthill Neighborhood

**Members Absent:**

Gail Fossum Shea

**Call to Order and Quorum Determination**

Vice Chair Lura Roti called the meeting to order at 4:00 p.m.

**Welcome and Introductions**

Vice Chair Lura Roti welcomed Board members and guests and gave introductory comments.

**Approval of Regular Agenda**

Vice Chair Lura Roti requested a motion to approve the regular agenda. Member Alex Halbach made the motion to approve the regular agenda. Member Pam Cole seconded the motion. The motion to approve the regular agenda passed unanimously.

**Approval of the October 14, 2020 Meeting Minutes**

Vice Chair Lura Roti requested a motion to approve the October 14, 2020 meeting minutes. Member Rachael Meyerink noted that it was Adam Nyhaug that inquired about the house at Tuthill Park. Alex Halbach made the motion to approve the minutes and Member Adam Nyhaug seconded the motion. The motion to approve the October 14, 2020 meeting minutes with the noted correction passed unanimously.

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

None

**New Business**

A. City Hall Office Remodel, 224 W. 9<sup>th</sup> Street      Jeremy Williams, City Facilities Supervisor  
Jeremy reviewed the proposed modifications to the existing office area. Only two of the existing walls to be removed are original to the office area. Asbestos has been mitigated from the mastic

at the ceiling and carpet area. The area being remodeled will be used for a dedicated media room for the mayor. The only original door and frame that exists is adjacent to the lobby that will remain. All others have been replaced with previous remodels.

Member Lynn Remmers made the motion to approve the office remodel at City Hall and Member Adam Nyhaug seconded the motion. The motion passed unanimously by the remaining board members.

B. Tuthill House, Tuthill Park

Kelby Mieras, Parks & Recreation

Kelby Mieras provided the following information regarding the house at Tuthill Park:

- Arthur Tuthill was the fourth owner of the home and deeded it to the City of Sioux Falls in 1956.
- Damage to the house was caused by the 2019 tornado
- Insurance deductible is \$200,000 per event. Very little damage occurred at other city structures. The deductible exceeds the value of the house.
- MSH Architects provided an estimate to rehabilitate the house for approximately \$200,000 to \$250,000. This includes architect fees of \$37,000.
- Approximately \$10,000 of the estimate is to mitigate the asbestos siding and duct wrap.
- Occupancy of the 804 SF house is 55 people, but this also includes the outdoor deck.
- In 1993, the home was renovated and the stairs to the second floor were closed off. New flooring, new air conditioner and hot water heater were installed.
- Highest rental use of the facility was in 2016 with 125 reservations. The house and gardens are reserved together to avoid competing uses.
- Reservations are made in four-hour increments so that cleaning of the house can occur between reservations.
- Parks sent out 600 postcards for a neighborhood meeting on October 28 with approximately thirty residents in attendance. The meeting was held to present park improvements to the neighbors. Other items included, drainage work, additional sidewalk, park storage and restroom facility.
- The home has been in current use since 1993 for park event reservations.
- Parks does not feel that the house is a good use of taxpayer money. It requires regular maintenance that provides little income.
- Parks does not know what would replace the Tuthill House. It could be a picnic shelter, flat open space for event tents, green space, etc.
- Park Board meeting is at 4:00 on Wednesday, November 18 at the Great Plains Zoo.
- City Council meeting is at 7:00 on Tuesday, December 8 at the Carnegie Town Hall.
- The Park Board and City Council meetings are open to the public for questions and comments.

Board of Historic Preservation members provided the following comments and questions regarding the Tuthill House:

- Arthur Tuthill summer home is significant because it is one of the last homes of its kind in Sioux Falls.
- The home belonged to a prominent Sioux Falls family and should be saved from demolition.
- Tuthill Park is unique because of the house and the use it offers to the community.
- Board members felt that more community engagement should be made regarding their interest in the house and the unique service and character it offers the park.
- The board questioned why demolishing the house is considered an "improvement".

- Why hasn't regular maintenance and improvements been made to the home since it has been so popular for weddings, graduations, family gatherings, etc over the years?
- The gardens were created around the home and should remain together for joint use.
- If reservations for the house have declined, improvements could be made to make it more inviting. One board member indicated that it looks like a "fellowship hall" and needs updating to make it more attractive.
- No other support space such as the Tuthill House exists at McKennan Park and the Japanese Gardens where weddings are held. This makes it's use, unique to the park system.
- In Sioux Falls history, we have removed many buildings over the years that cannot be replaced. The Tuthill House is a structure that should be celebrated and remain in its current location, rather than demolishing it and replacing it with a historic marker.

Tuthill resident Kathy English provided the following comments regarding neighborhood concerns for demolishing the house at Tuthill Park:

- Tuthill Park neighbors did not know that the proposed demolition of the house was on the agenda for the meeting on October 28. Neighbors did not feel that the process was transparent by the Parks Department.
- At the neighborhood meeting, some residents said that there is nefarious activity occurring around the Tuthill House. Kathy checked the police logs and found little to no indication of such activity.
- Tuthill House is a treasure to the park system and the community, not just the Tuthill neighborhood.
- The house serves as a unique venue for smaller events in the park.
- Kathy will request at the Park Board and City Council meeting to have a one-year moratorium on declaring the Tuthill House as surplus and from demolishing the structure so that materials could be donated and funds raised to update the structure for further use.
- A benefactor has offered to donate trees to create a barrier between the house and the neighbor to the south, if they find the house unattractive.
- The fear of losing the Tuthill House is that once it is gone, it is gone and cannot be replaced

The Board of Historic Preservation will be writing a letter of advocacy for the Tuthill House that will ask the Park Board and City Council to not declare the property as surplus, and to hold off on demolishing the house until other options can be considered.

All board members in attendance by WebEx or in person are in support of the letter going forward.

Board Members Pam Cole, Rachael Meyerink and Adam Nyhaug hope to attend the Park Board and City Council meetings in person.

### **Other Business**

- A. Endangered Site List - postponed to the December 9, 2020 meeting.
- B. Administratively reviewed projects – postponed to the December 9, 2020 meeting.

### **Adjournment**

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